

DRAFT

TOWN OF WEARE, NEW HAMPSHIRE PLANNING BOARD MEETING MINUTES October 10, 2019

Present: Craig A. Francisco (chairman), Bruce Fillmore, Jr., (vice-chairman), Neal Kurk (secretary), Jack Meaney (Ex-officio), Chuck Bolton (member) and Kelly Dearborn-Luce (Land Use Coordinator). Also present: Frederick W. Hippler, Michael R. Dahlberg, LLS., Kevin Lefebvre, Michael Haas, Sheila Cleveland, David Nelson, Benjamin Knapp.

I. CALL TO ORDER

The chairman called the meeting to order at 7:04 PM.

II. DISCUSSION

a. DRIVEWAY APPLICATION Mr. Frederick Hippler of 278 Quaker Street [404/80] for a stone wall removal to construct new driveway. Discussion entailed the existing stone wall, and a decision by the applicant to only remove 10' to 15' of wall, not 20' as first anticipated. Mr. Kurk moved to grant permission to remove up to 15' of the stone wall fronting Quaker Street for a driveway. Mr. Fillmore seconded, and there was no discussion. The motion passed, 4-0-1.

b. WHITETAIL COMMERCIAL CONDOMINIUM DEVELOPMENT PHASING OF UNITS REQUEST A request for the Whitetail Commercial Condominium site, located at Oil Mill Road & Whitetail Lane [412/202], was made by Mr. Dahlberg for the following items:

- (1) inquiry for an amendment to the Condominium Site Plan, as it pertains to Phasing the Condominium
- (2) inquiry regarding improvements necessary to obtain an occupancy permit for Proposed Building #4 which lies in proposed Phase 3, other than the obvious (well, septic, drainage & paving)
- (3) request was made to install the proposed cistern at the same time as the second proposed building, both of which would constitute Phase 4.

Review of the site plan by the Board was done, and areas of discussion concerned the cistern installation date, fire ward consultation and gravel plan details. Mr. Dahlberg said a review by the Planning Board is only an endorsement and Town Council approves the condo docs, not the Planning Board. Mr. Francisco opened public comments at 7:38 PM. Sheila Cleveland asked about the completion date of the landscaping and stated that the incorrect driveway is being used for the gravel trucks. Michael Haas inquired about the cistern installation and Kevin Lefebvre suggested that a written timeline for the project is a good idea.

c. PERFORMANCE GUARANTEE REDUCTION Cortland Avenue Subdivision requests a recommendation from the Planning Board for Partial Reduction of Performance Guarantee No. 3 at 744 South Stark Highway. Mr. Meaney moved to approve the Cortland Avenue request for partial release of performance guarantee amount \$156,754.76 referencing the letter received by the Weare Planning Board on October 4, 2109, seconded by Mr. Kurk. all were in favor, 5-0.

d. VOLUNTARY MERGER APPLICATION James and Kimberly Allatt of Horse Spring Hill Road. Requests merger of three (3) lots located on Tax Map 409. The chair stepped down for this hearing. Mr. Kurk moved to approve the voluntary merger for James and Kimberly Allatt, seconded by Mr. Meaney. Motion passed, 4-0.

III. MINUTES

The following minutes were approved:

*September 26, 2019: Mr. Kurk moved to approve as corrected.

Mr. Meaney seconded; passed, 5-0.

*October 2, 2019: Mr. Francisco moved to approve as corrected.

Mr. Meaney seconded; passed, 5-0.

IV. WORK SESSION

a. Subdivision regulations

Discussion entailed road width and driveways. Mr. Knapp approached to relay his request of 22' width requirements for new roads. The chair stated the Board supports the proposed 22' width, and additionally, the 150' center line radius.

b. Building Code Ordinance updates

The Land Use Coordinator will be deferred to for sustenance document changes. Input is needed from Fire, Board of Selectman, etc. for completion. The Board of Selectman will be reviewing and adopting a new Class VI Road regulation, mirroring Town of Canaan, VT; Town Council has approved this direction and recommends using this as a template and go forward. This regulation will fall under the Building Code and the applicant will have to complete a formal checklist for approval.

V. ADJOURNMENT Mr. Kurk, seconded by Mr. Meaney, moved to adjourn at 9:05 PM. The motion carried, 5-0.

Respectfully submitted,

C. Provencher, Transcribed from notes