

**DRAFT**  
**WEARE PLANNING BOARD**  
**December 12, 2019**  
**MEETING MINUTES**

**Present:** Craig A. Francisco (chairman), Bruce Fillmore, Jr., (vice-chairman), Chuck Bolton (member) and Kelly Dearborn-Luce, Land Use Coordinator.

**Guests:** Dan Higginson, Zac Thistle, and Craig Waldron.

**I. CALL TO ORDER**

The chairman called the meeting to order at 7:06 PM.

**II. CONTINUED SITE DESIGN REVIEW**

TMS Diesel LLC on Concord Stage Road & Rockland Road [202/94.2]. The applicant proposes to construct a vehicle maintenance and repair facility. Dan Higginson, Surveyor, spoke as the representative for TMS Diesel and read a letter written to the Planning Board from Meridian Land Services, Inc. that detailed specifications for the detention pond. Additionally, he stated that the applicant met with the Fire Chief, who approved that no cistern was necessary. There are less trees needed to be cut down in the septic area, and the storm water inspection manual can be found in the drainage report, seen on note 19 of site plan were other important points. The chair then asked for public comment; there was none and the hearing closed at 7:17 pm.

The vice-chair moved to approve the plan with the following six conditions:

1. Plans will need to be changed before they get signed.
2. Snow storage area needs to be revised; conveyance #2.
2. Silt-fence relocated out of wetland buffer.
3. Department of Environment Services approval for septic system.
4. Add street to driveway; see note 16.
5. Add a note 20 on sheet one concerning flagging the wetland buffers prior to logging from FES2 to the four spots of parking on the southside of the entry road.
6. Add a note 21 disclosing septic approval note.

Mr. Bolton seconded the motion; all were in favor, 3-0.

**III. STONEWALL REMOVAL**

Craig Waldron of 363 Quaker Street [404/119] seeks permission to remove part of a stone wall to widen an existing 12' access road for a driveway necessary to build a new construction home. Mr. Fillmore moved to recommend to the Board of Selectman for the allowance of removal and re-use of approximately 18' of stone wall, with the rocks to be re-used to embellish the northeast side of the existing 12'wide entryway.

Mr. Bolton seconded; all were in favor, 3-0.

**IV. MINUTES** The following minutes were approved:

\*November 21, 2019: Mr. Fillmore moved to approve, as amended.

Mr. Bolton seconded; passed, 3-0.

## **V. PUBLIC HEARING**

Discussion involved changes to the Town of Weare Building Permit Ordinance, Subdivision Regulations and Zoning Ordinance. Accessory Dwelling uses and duplex clarification to be discussed in the February 13, 2020 Work Session date.

## **VI. ADJOURNMENT**

The meeting adjourned at 9:45 p.m.

*Respectfully submitted,*

A handwritten signature in black ink, appearing to read "C. Provencher", with a long horizontal flourish extending to the right.

*C. Provencher*  
*Minute Taker*