

DRAFT
WEARE PLANNING BOARD MEETING MINUTES
March 12, 2020

Present: Craig Francisco (chairman), Bruce Fillmore (vice-chair), Neal Kurk (secretary), Jack Meaney (Ex-Officio) and Kelly Dearborn-Luce (Land Use Coordinator).

Guests: Rev. William R Stockhaus, Jeremy Lamothe, Matt Peterson, Peter Madson, Holly Lamothe, Kevin Griffith, Kieran Rice, Michael Pelletier.

I. CALL TO ORDER

The chairman called the meeting to order at 7:00 PM.

II. PUBLIC HEARINGS

- a. STONEWALL REMOVAL REQUEST** Jeremy Lamothe of Sawyer Road at [407/181]. The applicant is proposing to build a new home and will need to clear the stone wall for the driveway on a private road. Jeremy Lamothe spoke to the Board and asked to remove 30 feet of the front stone wall for the new driveway. The remaining stones will be used on the property. Sawyer Road is a Class 6 road. Jeremy is scheduled to see Board of Selectmen on March 16th. Mr. Fillmore moved, seconded by Mr. Meaney, to recommend the requested removal of the stone wall. All were in favor, 4-0.
- b. CONCEPTUAL REVIEW** Michael and Tami Pelletier of Concord Stage Road [201/43.2] for a proposed single-family home subdivision. Mike Pelletier spoke to the Board and presented a sketch for an anticipated seven lot subdivision. The Board discussed several items of concerns such as; the acreage per lot, open field area shall be left untouched, projected location of driveway (on State Road), flood zone space, cluster development or condominium subdivision, and wetland crossing. Bruce mentioned shared wells which would decrease the need for the well radius. Mike will check into the flood zone maps before he comes forward with a proposed plan.
- c. CONTINUATION OF SITE PLAN REVIEW** Alpha Storage of 407 N. Stark Highway [201/14-1]. To accommodate five new buildings, an attached office and an additional outside storage area with parking. Mr. Peterson representing Keach Engineering spoke about the required changes for the Alpha Storage site-plan. The revised plans were submitted and reviewed by the Board. Items of concern in the review provided by Meridian were addressed and notes on plan were completed. The easement for the shared driveway was reviewed by the Attorney and will be amended for final approval. Matt noted there are now 15 trees planted by the office. The cistern was discussed, and Matt met with the Board of Fire Wards for their review and approval. Mr. Francisco asked to show the length of the guard rail on the plan. Bruce asked about the well and Matt stated it will be located inside the building for property owner use. Mr. Francisco asked for public comments. None present.

Mr. Kurk moved to approve the site plan for Alpha Storage, which was seconded by Mr. Meany, with the following conditions:

1. Correct contour on sheet 3
2. Show length of guard rail
3. Easement and required fees for Cistern
4. Two-year bond for planting (prior to a CO)

All voted in favor, motion passed.

d. CONTINUATION OF SITE PLAN REVIEW Ulster Property Services LLC located at 400 South Stark highway [109/12]. Ulster Property services is renting an area at ROMAR (All Clear) property to use as parking area for landscaping (property services) equipment. Kieran Rice, owner of Ulster Properties, spoke to the Board about the revised plan. At the previous hearing the Board requested some revisions such as; show detailed area, explain use of area, and outline the probable leased area. The new plan shows the requested concerns. The lease was reviewed by the Board. Mr. Fillmore moved, seconded by Mr. Meaney, to accept the application, as complete; all voted in favor, and the motion passed, 4-0. Next, Kieran explained that the landscaping trucks and equipment are parked at the property. The mowers and snow blowers are stored under the canvas shed. The compost pile is for brush and lawn clippings. There are trailers there for the equipment storage as well. Further, the driveway and access to the storage area both are located on the plan now. There will be no paved area and no signs. The applicant stated that business would operate on a daily basis; storage only. There are no services such as utilities or water being utilized. Trucks and equipment may be picked up around 7am until 7pm daily, however no services or repairs will occur on the property. There may be storage of mulch, stone, etc. near compost pile. Mr. Fillmore moved, seconded by Mr. Meaney, to approve the site plan for Ulster. Discussion surrounded the critical, on-going clean up issues and violations with the current landowner.

The site plan with the following conditions was voted on to approve the site-plan review:

1. Note hours on plan (7am to 7pm daily)
2. Use of landscaping materials
3. No hazardous materials stored
4. No servicing vehicles
5. Modify lower left note by removing note 5 regarding the location of the flood areas

The motion was passed, 2-1-1.

e. VOLUNTARY MERGER APPLICATION

(Per RSA 674:39-a) There are four lots to be merged on Meadow Drive; owner Benjamin Nichols at Tax Map 402, Lots 67-7 / 67-8 / 67-9 / and 67-10. Mr. Kurk moved to approve the merger of the lots. The motion was seconded by Mr. Meaney; passed, 4-0.

III. SUBDIVISION REGULATIONS - To be continued.

IV. ADJOURNMENT

The meeting then was adjourned.

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