

FINAL

WEARE PLANNING BOARD JULY 26, 2018 MEETING MINUTES

Present: Craig Francisco (Chairman), Bruce Fillmore, Jr. and Neal Kurk (Secretary). Also present: Chip Meany (Code Enforcement Officer), Frank Bolton, Art Siciliano, Kevin Lefebvre, Cecile Lefebvre, Joanne Rumrill, Michael Dahlberg, LLS., Brian Nichols, Michael Belanger, Cindy A. Belanger, Barbara Hibbard, David Hibbard, Jonathan (Fonuteux?), Michael Haas, David Nelson, Linda Beliveau, Mark Suennen, Tristan Blanchard, Dennis D. M'Kenney, Jeff Howard, Matt Cote, Paul Cote, Jessica Nelson, Gary Cote.

I. CALL TO ORDER

The meeting was called to order by Mr. Francisco at 7:00 PM.

II. LOT LINE ADJUSTMENT/SITE PLAN REVIEW

Continued consideration of subdivision application and lot line adjustment for Whitetail Development, 24 Oil Mill Road, Tax map 412/lot 202.

Mr. Francisco asked ~~the apprx.~~ the number of condo units. ~~If it was 30 or so, it would it be necessary to have a recorded plan must show: condo notes, common areas, ?~~ It is necessary to have a recorded plan with RSA 356 & B:20. ~~& B:20?.~~ The plan needs additional notes so buyers/etc. can see details on the plan. Are there condo units, is this a plan a draft were questions also addressed. Mr. Dahlberg explained that the plan is a drafting task, ~~not a final plan.~~ Recording both site plan and condo plan together in an electronic form, to meet registry standards, would be a good idea. He will add a sheet for notes, if required. Mr. Francisco reported that the Condo declaration was reviewed by Mr. Drescher. Minor points needed to be fixed.

Mr. Drescher pointed out the following:

1. ~~pg. 6-?~~ On page 6 of document, the wording of Multi-story units, this is an error. He requested a copy of mark-ups.
2. ~~Under statement of purpose mr. d stated that was an error. Mr. K suggested revisions~~
On page 10, the statement of purpose says 'no part of land shall be used.....sales of trucks, etc.' Also, he stated that is a carryover is not true.

Mr. Kurk suggested revisions to the documents include:

1. Article 6.5 allows secondary condominiums - this needs to be eliminated
2. Art 6.7 must include Town of Weare Planning Board as the regulatory authority for condo mergers especially.
- 3/ Article 9 states A requires residential uses - this has to go.
- 4/ Section 9.2,

5/ 9.2 C Requires a definition of garbage.

6/ 9.2E - Dealing with the use of land for RVs, is a carry-over from residential use and should be deleted.

7/ Article 12 common expenses need to reflect an environmental insurance bond in case of pollution for ground water, aquifer and river.

Mr. Bolton raised several questions:

1. Art. 6.6 Is this further subdivision or an existing subdivision? This needs to be eliminated (per Mr. Kurk) and these condos cannot be further subdivided. Raised a question to address further subdivision.

2. Owner of unit shall be deemed not to own - any pipes, wires, which serves more than one unit; It is owned by the assoc. Bolton questions the document states art. 7.1 B states that the owner of the unit.

3. Decks/patios have to put into 7.; Part D states balconies and patios - that article has to be eliminated.

4. Mr. Bolton questioned the validity of the easement. A is a property des. of the condo with reserves to pass and repass along the road along the blacksmith shop and along the river. - Mr. Dahlberg it is an easement of necessity - reason is because land is subject to the right at blacksmith shop

5. Mr. B was questioning the absence of No insurance to cover pollution.

Mr. Francisco asked if the DES permits have been received. Mr. Dahlberg noted he missed two things on the plan from last month:

First, naming of private road and second, assigned parking spaces for Building 3. Mr. Dahlberg stated LCA's need to be included in the plan and assigned parking spaces are necessary. The gable end doors on Building 1, the end doors off of building one were removed.

Mr. Fillmore stated that he thought the 50' chain fence would be removed. Mr. Dahlberg stated that the fence would be removed and that boulders would be shown on the fence line on the new plan. Mr. Meany noted that there is no evidence of soil contamination on the property behind the existing buildings. Mr. Francisco requested that no salt be used on the property. Mr. Francisco requested that (Rice?) construction sequence be placed on site plan.

Mr. Kurk asked that the property to be shielded, as it would be a visual intrusion. Mr. Francisco says that this should be clearly listed in the plan.

Mr. Francisco mentioned a reclamation bond is necessary if 45,000+/- yards of gravel gets hauled. Mr. Dahlberg explained there is already a bond estimate of 1.4 million dollar and they can add the open gravel area to part of that. He stated the "whatever you need bonded, they will have bonded" Loaming and seeding need to be included per Mr. Francisco.

Mr. Fillmore asked at what point will there be a Certificates of Occupancy (CO) be issued ?

The chairman opened the session for public comment.

Linda Beliveau of 367 Riverdale Road expressed concern with "quality of life" as she lives on the corner when they haul away all the gravel. She requests a traffic study that has more information that encompasses signage directions, road limitations, enforcements. She proposes that SNHPC could help with recommendations that show the activities going on in the Pit and River Road that yield safer guidelines. She also wants to be updated on the Environmental study. (Mr. Francisco stated that the study has not been received yet). She wants to know the fire protection measures that will be taken for residents, as well. Land use needs to be disclosed, as the first traffic study did not reflect this important item.

Mr. Francisco requests a hydrological report.

Kevin Lefebvre of 16 Depot Street (New Boston resident) voiced concern with the aquifer. He wants an insurance bond in place. He mentioned traffic study concerns with vehicle repair/automotive sales and not knowing what is zoned in. He was also concerned about fire protection and use of salt on roads.

Mark Suennen of New Boston Planning Board requested all information be forwarded to the Town of New Boston Planning Board i.e. hydrologic study, SNHPC traffic study, meeting minutes, etc. Chip Meany will send another copy of the traffic report. He asked what will the town do about enforcement outside the regular hours.

Michael Haas of 2 Depot Street asked if the board received the resident's bullet list. Mr. Haas wants to understand why the intersection where he lives wasn't included in the traffic study, as it is very dangerous and should be taken into consideration.

Mr. Francisco closed the meeting for public comment.

Mr. Francisco discussed fire stipulations. Mr. Dahlberg met with Fire Wards to discuss the cistern to be located on the proposed development. More details are needed here; Size, location, use.

Mr. Dahlberg requested guidance/clarification from the planning board. Wants clarification on aquifer only? Mr. Francisco will provide a list. MAKE SURE TO

Mr. Kurk moved, seconded by Mr. Bolton, that the Whitetail Development discussion be continued until the Planning Board's next meeting scheduled for August 23, 2018. The motion passed unanimously.

Mr. Francisco moved to continue discussion of the LLA at the next Board meeting scheduled for August 23, 2018. Mr. Kurk seconded, and all board members approved.

IV. open the hearing - approve application as complete for both of these
LLA: INCLUDE LOT LINE NUMBER HERE Brian & Sandra Nichols. Mr.
vC moved NK seconded motion to accept the application as complete. Accept. unim. Mr. Dal.
wants to reconfigure two lots. The board stated his proposal looks mmore like a subdivision not
like a LLA. The Board suggested that the common bound. line needs to be shown on the LLA
plan.

***Dahlberg STATED THE resident wants to reconfigure 2 lots. AT THE BOARD SUGGEST,
A COMMON BOUNDARY LINE SHOULD BE SHOWN ON THE SITE PLAN. and HAVE
THE NEW LOT FULLY BUILDABLE the RECONFIGURE THE TWO LOTS WILL BE lot
is fully buildable. Per board suggestion a common land needs to be shown on site plan.***

Mr. Kurk MOVED to approve THE APPLICATION subject to the boundry lines located at
discussed. BF 2nd, and all approved.

V. BF MOVED TO ACCEPT APPLICATION NK - 2ND AND ACCEPTED AS
COMPLETED.

LLA; Barbara L & David F Hibbard; Gould Road, Map 109-1, 5 & 6 in a Comm Zone. Mr.
Francisco STATED THIS PRO. WILL NEED A NH DES APPROVAL. ~~this property must be
checked for septic and well. A test pit order is needed to file with DES and plans should reflect
the aquifer protection area.~~ LLA plan changes need to be made and a variance from the Zoning
Board is needed. Mr. Fillmore moved to continue the matter until August 9, Mr. Francisco
seconded, motion approved unanimously.

VI. Mr. Kurk accept. BF - 2nd. motioned passed unanimously ..

LLA; corrective plan for Timothy G Farmer Revocable Trust @ 7 Misty Lane, Map 101-60 in a
RES. Zone. Mr. Kurk moved to approve the amended plan, Mr. Fillmore seconded. Board
approved.

Meeting Adjourned at 10:31 PM. ~~KEEP IT SIMPLE Mr. Kurk motioned, Mr. Bolton seconded.
All approved.~~

IV. MINUTES

The Board reviewed the minutes of its July 12, 2018, meeting. The minutes as amended were approved.

The minutes of the meeting of June 14, 2018, were approved as submitted.
The minutes of June 14, 2018 have yet to be approved.

V. ADJOURNMENT

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

C. Provencher, Minute Taker