

FINAL

**TOWN OF WEARE, NEW HAMPSHIRE
PLANNING BOARD MEETING MINUTES
AUGUST 22, 2019**

Present: Craig Francisco (chairman), Neal Kurk (secretary), Jack Meaney (Ex-officio) and Kelly Dearborn-Luce (Land Use Coordinator). Also present: Alex Heafield, Frank Burl, Ben Ebbs, Elizabeth Hoffman, Jerry Clark, Leo Burke, Rosalie and Craig Spross, Mike and Mary McNally, Eileen Meaney, Triston Gordon, James Wilcoxon, Robert Shannon, Zac Thistle, Roland Bowie, John Hardy, Dennis A. Torrisi.

I. CALL TO ORDER

The chairman called the meeting to order at 7:01 PM.

II. CHANGE OF USE APPLICATION

ROMAR Assistive Services Inc., on 400 South Stark Highway, All Clear Waste Removal; Tax Map 109, Lot #12 in the Industrial Zone. The Chair read a letter of continuance received from ROMAR applicant, Mr. Robert Phillips. Mr. Kurk moved, seconded by Mr. Meaney, a continuance for the Change of Use request received from ROMAR Assistive Services, Inc. until September 26th. The motion carried, 3-0. The Chair noted the application is confusing and deficient at best.

III. CONDITIONAL USE PERMIT

Charity Gagnon on 231 Old Francestown Road; Tax Map 411, Lot #354 for a dog kennel. Application pertains to the Weare Zoning Ordinance, Section 17.3.12, pg. 23; kennels (as permitted use) in the Rural Agricultural Zone, by a conditional use permit issued by the Planning Board. Charity Gagnon informed the Board of her current operation. The driveway is 800 feet long, the dogs (Labradors) wear wireless collars when outside, and sleep inside the resident's home at night. ~~all were details clarified by applicant.~~ The Chair opened the discussion to public. Elizabeth Hoffman, 226 Old Francestown Road ~~voiced to the Board~~ told the Board her main concerns are the loud barking at night, and dogs on the loose periodically. She works from home, and throughout the day, she also hears the dogs barking. Ben Ebbs of 147 Old Francestown Road stated the volume wasn't terrible. Peak hours seem to be 6-8 AM or 6-8 PM. His only issue would be if the operation increased business. James Wilcoxon of 123 Old Francestown Road stated excessive and constant barking ~~are~~ is the problem, and he lives two properties back (about 1000 feet). The Chair closed public comment at 7:19 PM. Mr. Kurk stated noise reduction is the central issue and a site walk is needed. Mr. Francisco moved, seconded by Mr. Kurk, that the Board conduct a site walk at 231 Old Francestown Road planned for Tuesday, August 27th at 6:00 PM and that the permit application be continued to Sept. 12th. The motion carried, 3-0.

IV. CHANGE OF USE APPLICATION

Alexander Heafield (dba) HL Sugar Hill, LLC. for the property on 197 South Sugar Hill Road, formerly a speedway. The proposed use a landscaping business. Mr. Kurk moved, seconded by Mr. Meaney, to accept the application as complete and all others approved. The Chair reviewed the application details and opened public comment, which was nil, therefore public comment was closed at 7:52 PM. Mr. Kurk approved, seconded by Mr. Meaney, that the

application presented with the addition of retail sales allowance of landscape materials including firewood be approved ~~accepted~~. The motion carried, 3-0.

V. APPLICATION FOR EXPEDITED REVIEW

Esin Narli-Trangaris, dba, Weare Family Dentistry on 210 North Stark Highway; Tax Map 201, Lot #51 in the Residential zone. The applicant has expanded the parking area of the existing dental office. Mr. Kurk, seconded by Mr. Meaney, moved that the application be accepted as complete. All were in favor. Ms. Trangaris was then invited to speak. As the new owner since 2018, her business has grown. More employees and more clientele heightens the need for parking, along with room needed for deliveries. Landscaping and new siding are slated in the improvement project, and a parking lot extension of approximately 600 sq. feet or no more than 36' x 18' would be added. The concrete pad will be only for the dumpster. There was no public comment. Mr. Kurk, seconded by Mr. Meaney, moved to approve the application with clarification that the 8' x 10' slab used for the dumpster to sit on will be in an addition to the asphalt parking area. The motion carried, 3-0.

VI. SITE DESIGN REVIEW

TMS Diesel, LLC. for the property at Concord Stage Road and Rockland Road, Tax Map 202, Lot #94.2 in the Commercial Zone. The applicant proposes to construct a 7200 square foot vehicle maintenance and repair facility. As the Board reviewed the application, the Chair commented that the location of well was not on the site plan. The applicant explained that a test pit had not been created yet, and he will finalize the specifications and design and return to the Board. Mr. Kurk, seconded by Mr. Meaney, moved to accept application as complete caveat the well will be shown on the plan. All were in favor. Dan Higginson gave a brief overview of the project to the Board. The property is a commercial zone nestled in a residential area and this is our primary issue. Hours of operation were discussed, work and repairs will take place inside the building, so the noise won't be a hindrance. Details on the roof pitch of the new structure, number of bays and parking spaces, building visibility, drainage and leach field details, fire suppression, traffic issues, number of employees, type and amount of deliveries all were considered. A traffic study will need to be done to go forward. The Chair opened for public comment at 8:32 PM. Roland Bowie of 51 Merrill Road stated he did not get notification of the project but is in favor of the business; it wouldn't add any more noise than dump does. Frank Burl of Tax Map 202, Lot #94 stated he is the only ~~Boarder~~ real abutter and has no ~~to the~~ problem with the addition of this business. Gerald Clark of Walker Hill Road wanted clarification on where the actual building was going. Other concerns of his included traffic at the main intersection, number of employees, type of trucks, hour of operation, noise, lighting at nighttime (request that lighting is only during hours of operation), security lighting at night should be motion driven, not enough trees, need an addition of evergreen trees, concern about a public address system within the business, wants parking designated, property values will be lowered, and light are areas of worry. Zack Thistle, owner of TMS Diesel spoke. He explained that the heavy trucks are going to be kept in South Weare, and this project will be for light duty trucks only. ~~Mr. Kurk confirmed that~~ The building will be insulated. Light duty trucks do not warrant loud banging like heavy duty truck and impact tools are now electric, therefore noise is minimal. Tristen Gordon of 26 Bog Hill Road agrees with Mr. Clark and wants to be reassured that the all specifications will be taken care of and then checked. Dennis Torrisi of 14 Walker Hill Road commented that odor is also an issue with increased ~~fluids~~ use of fluids that leak. ~~and~~ He also thinks a traffic study is a good idea. Michal McNally of 18 Hejo Road wants measures to screen the business and echoed other resident concerns. Public comment closed at 9:05 PM. A site walk is needed after the following details are decided:

- a. traffic study includes looking at speed of 50 mph on Concord Stage Road.
- b. building design
- c. lighting plans
- d. storage and drainage of fluids note
- e. parking spaces
- f. variance has expired for wetland buffer
- g. public sound system
- ~~h. traffic study that includes looking at speed of 50 mph on Concord Stage Road.~~

Mr. Francisco, seconded by Mr. Meaney, made a motion to continue this hearing on October 24th. The motion carried, 3-0.

VII. Class VI highway/Private road policy

Board is charged to review the Town of Canann, N.H. road policy with the aim to adopt it.

~~VIII. MINUTES~~

~~Minutes were placed into the parking lot until the next scheduled meeting on Thursday, September 12th.~~

VIII. ADJOURNMENT

Mr. Kurk moved to adjourn, seconded by Mr. Meaney. The motion carried, 3-0.

Respectfully submitted,

C. Provencher, Transcribed from notes