

FINAL
WEARE PLANNING BOARD
November 21, 2019
MEETING MINUTES

Present: Craig A. Francisco (chairman), Bruce Fillmore, Jr., (vice-chairman), Neal Kurk (secretary), Chuck Bolton (member), Jack Meaney (ex-officio). Also present: Kelly Dearborn-Luce, Land Use Coordinator, Deb Costanzo, Matthew Galya, Gary Labrie, Dan Higginson, Zac Thistle, Neil Semple, Katie Maloney, George Maloney, Adam Dickie, George Mantini, William Tiffany, Deborah Gilbert, Gary Fitzgerald, Eugenia Snyder, James Werell, Jennifer Matlack, Earl Sandford.

I. CALL TO ORDER

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

II. CONTINUED CHANGE OF USE SITE PLAN for Whitetail Commercial Development, LLC for Condominium Phasing Plan on Oil Mill Road Rd [412/201]. Mr. Kurk moved, seconded by Mr. Fillmore, to continue until January 23rd. All were in favor, 4-0.

III. SUBDIVISION APPLICATION WITHDRAWN for 207 Tiffany Hill Road [404/58] in a Rural/Agricultural Zone. A new plan to be submitted.

IV. PROPOSED SUBDIVISION

Application requested by Peacock Hill, LLC for three lots at 43 & 35 Chuck Street [409/154 & 154.1] in a Rural/Agricultural Zone. Mr. Semple stated the purpose of the plan was to re-subdivide the properties into three lots. Progress reported included the following: waiting for dredge and fill approval and wetland permits; deeds have been exchanged. There was no comment from Fire yet. Directive given to applicant was to show where the lot line will be removed on plan. Mr. Kurk moved to continue the case until the January 23rd meeting, seconded by Mr. Fillmore; all were in favor, 4-0.

V. CONTINUED SITE PLAN REVIEW

TMS Diesel, LLC of Rockland Road [202/ 94.2] returned to review progress made with completed technical review of project plans and supporting information; points were outlined in a letter received from Keach-Nordstrom Associates, Inc. Mr. Fillmore moved to grant the waiver request from Section XI.C (6) of town site plan regulations (see number 22 comments); applicant will follow directives for first parking option opposed to the second option. Mr. Kurk seconded, and all were in favor. Additional review of letter by the board generated a motion from Mr. Kurk to continue the ~~review~~ hearing at the December 12th meeting, seconded by Mr. Fillmore, with the following conditions:

1. Submit building plan specifications to Fire Chief, requesting his approval and comments back in writing.
2. Septic design specification approval from planning board required.
3. Keach-Nordstrom letter needs to be corrected and resubmitted.
4. Confirm garage bay widths.
5. ~~New~~ written waiver request needed for parking approval.
6. Traffic study note on site plan with additional stop sign shown.

All were in favor of this motion, 4-0. Mr. Meaney arrived at 7:43 PM and joined the board.

VI. LOT LINE ADJUSTMENT

Deborah Gilbert of 42 Renshaw Road [411/108.8] and Enid Mackenzie of 657 South Stark Highway [411/113] in the Commercial Zone. The chair ~~accepted~~ moved to grant waivers for Sections 11, 13, 14, and 15, seconded by Mr. Fillmore ~~BF~~. All were in favor, 5-0. The waiver for Section 6.1.C was not approved because it was unclear why it was needed. Mr. Kurk accepted the application as complete, seconded by Mr. Fillmore. All were in favor, 5-0. Earl Sanford was the surveyor representing the request. He stated there will be no grading or change to the surface, and no additional house site. Mr. Fillmore moved to approve, seconded by Mr. Kurk, the lot line adjustment between 42 Renshaw Road and 657 South Stark Highway based on the following conditions:

1. Five monuments required to be set.
2. Board of Selectman must accept deed.
3. Department of Public Works easement and dedication needed.
4. Department of Environmental Services (DES) must be consulted and status of approval be reported to the board.
5. State of NH subdivision approval or no action waiver needed in writing.

All were in favor, 5-0. The Land-Use Coordinator told the board the site plan has been given to DPW director for review and will then be sent to the Board of Selectman.

VII. MINUTES

The following minutes were approved:

*September 12, 2019: Mr. Fillmore moved to approve, as corrected.

Mr. Kurk seconded; passed, 5-0.

*October 10th, 2019: Mr. Kurk moved to approve, as corrected.

Mr. Meaney seconded; passed, 5-0.

* October 24th, 2019: Mr. Francisco moved to approve, as corrected (and blight?).

Mr. Fillmore seconded; passed, 4-0, 1 abstention.

*October 29th, 2019: Mr. Fillmore moved to approve, as corrected. Mr. Kurk seconded; passed, 4-0, 1 abstention.

~~VIII. BUDGET~~

~~——— Mr. Bolton asked clarification on last budget, and if the planning board would be overruled. Mr. Francisco stated that if an application has been denied, before it goes to court, it will go to the building appeals board; the law will not override the local planning board. Ms. Luce stated she will check the budget line for legal purposes.~~

VIII. ADJOURNMENT

The meeting adjourned at 8:28 p.m.

Respectfully submitted,

C. Provencher, Transcribed from notes