

**PLANNING BOARD
MEETING
MARCH 25, 2010
** (FINAL COPY) ****

PRESENT: Chairman, Craig Francisco; Frank Bolton, Vice Chairman; George Malette, Secretary; Neal Kurk; Chip Meany, Land Use Coordinator, Sheila Savaria, Scribe

GUESTS: Karen Tetreault, Mike Guerrette, Henry Fitts, Denise Methot, Jeff Spring, Stephen Fifiew, Rick Towne, Art Siciliano

I. CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:00 PM at the Weare Town Office Building.

II. PUBLIC HEARING:

RICK TOWNES - PERMISSION FOR SIGNAGE ADJUSTMENT: Chairman Francisco opened this hearing at 7:00 PM. Rick Towne's was present. This is a continued discussion from the site walk at 6:00 PM. Mr. Townes feels since he has 2 businesses, he should be allowed a 4x8 sign for each.

Mr. Towne's feels the board is making him take down an existing sign now that the video store has closed. There was a discussion over hardship, but Chairman Francisco said that he is under the square footage necessary to fall under those guidelines. Neal Kurk commented that Mr. Towne's can take down all the other signs and put up one large sign.

Neal Kurk made a motion to approve the application of Linda Towne's for a sign permit dated March 8, 2010 as follows: The existing Pampered Touch sign and post be removed, that the Pampered Touch sign be affixed below the martial arts sign on the existing 13 foot posted sign, and that the lettering of Weare Center Video lettering affixed to that building be changed to reflect the orthodontics business. Frank Bolton seconded the motion, all voted in favor.

Chairman Francisco closed this hearing at 7:35 PM.

MICHAEL & CHANTAL GUERRETTE & HENRY C. & CECILE P. FITTS - LOT LINE ADJUSTMENT, 575 & 579 BARNARD HILL RD, TAX MAP 409-054 & 09.054.1: Art Siciliano, Land Surveyor was present, representing Michael Guerrette and Henry Fitts, both present. Mr. Siciliano explained that Mr. Guerrette wants to build a 28 foot garage next to his house using some of his neighbors land, and Mr. Fitts has agreed to give him some land. Mr. Siciliano's plan demonstrates those changes. There was discussion regarding the letter from Chief Begin expressing concern.

Neal Kurk made a motion to accept Mr. Siciliano's plan for the lot line adjustment; George Malette seconded the motion, all voted in favor.

Neal Kurk made a motion to approve the plan, Mr. Malette seconded the motion.

Chairman Francisco made a motion to add a condition that the final mylar show that the three monuments have been set; Mr. Malette seconded, all voted in favor of motion as amended.

ROGER HARDY CONSTRUCTION LLC - SUB DIVISION, 395 RIVER ROAD, TAX MAP 412-037: Chairman Francisco opened this hearing at 7:44 PM. Art Siciliano, Land Surveyor is present. Mr. Siciliano explained that his plan to the Board as a 3 lot subdivision on River Road, totaling 25.7 acres, with each lot having a minimum of 2 acres and 200 ft. of frontage.

Comments from Fire Wards: They are requiring that lots 37 and 37.1 be sprinkled and have a 50' x 50' turnaround, having to do with the length of the driveway.

There was also a note from the Piscataquog River PRLC regarding ownership of the river and the center lines on Mr. Siciliano's plans. Mr. Siciliano agreed that he would contact DES about the navigability of the river and the associated boundary.

There was confusion about a note from Chief Begin.

Mr. Malette made a motion to accept the application as complete; Neal Kurk seconded the motion. All voted in favor.

QUESTIONS: Mr. Kurk addressed Mr. Siciliano asking if this subdivision was in a flood plain, and if it would require flood insurance. Mr. Siciliano claims it is way above the flood plain. In regards to the line on the plan that runs in the center of the river, Mr. Kurk commented that if the Board approved the plan, aren't they saying that it is a legal boundary line since they approve what is presented to them? Chairman Francisco that the board is not considering it a legal boundary, Mr. Siciliano is.

Chairman Francisco voiced that he had 4 concerns:

1. The Army Corps - Dam Bureau
2. The definition of abutter has changed and DES needs to be contacted.
3. Public Service.
4. Current Use.

The Board discussed some labeling issues with Mr. Siciliano about his plan. A letter to Mr. Meany from Chief Begin was read aloud. Chief Begin wrote that this [subdivision] would adversely affect traffic flow in this area of River Road, and that he finds no concerns from a law enforcement perspective. Chairman Francisco asked Chip Meany to contact Chief Begin to clarify some points he made in his letter to the Board. Mr. Meany agreed.

COMMENTS FROM THE PUBLIC:

Denise Methot, 127 Deerhaven Road

Ms. Methot agrees with Chief Begin that the road is narrow and it needs to be widened. She feels it is too tight of a space and people are not careful when they are driving on that part of the road.

Frank Bolton asked if the dry land was contiguous on lot 37.2. Mr. Siciliano said that it was.

Chairman Francisco asked if Mr. Siciliano had any questions. Mr. Siciliano clarified that before the next meeting the 4 issues would be addressed that Chairman Francisco talked about, and the rest was labeling and notes to his plan.

Chairman Francisco made a motion to continue the hearing to the next meeting on April 22, 2010; Mr. Malette seconded, all voted in favor.

III. OTHER BUSINESS:

SIGNS AT THE BUSINESS OF DEBBIE BROWN: Ms. Brown requested a sign on the roof of the small building she is conducting business from. Chairman Francisco read article 34.9.2 that a sign should not be on or above the building. There was discussion on exactly how the sign would be placed. Chairman Francisco said it may be a slight problem because there was no site plan done on the lot, also that she has a sign advertising a business that is not on the property. Mr. Meany asked the Board if they wished to review the signage and speak with her, or just deny the request. Chairman Francisco said that they are not denying the request, but it should be communicated with her that the signs are not to go on the roof. Chairman Francisco and Mr. Meany agreed that she should be present at the next meeting and that she would receive a copy of the zoning ordinances.

Chairman Francisco made a motion to continue this hearing until the next meeting; Mr. Malette seconded.

APPROVAL OF MINUTES: Chairman Francisco made a motion to approve the minutes after Frank Bolton's name was eliminated as being present, since he was not at the meeting; Mr. Kurk seconded, all voted in favor.

ADJOURNMENT:

As there was no further business to come before the board, a motion was made to adjourn at 8:35 PM; the motion was seconded , all voted in favor.

Respectfully submitted,

Sheila Savaria
Minute Taker