



**TOWN OF WEARE
PLANNING BOARD MEETING
MAY 27, 2010**

PRESENT: Craig Francisco, Chairman; Frank Bolton, Vice Chairman, Thomas Clow, Exofficio; George Malette, Chip Meany, Land Use Coordinator;

GUESTS: Mike Dahlberg, Brett Merrill, Jack Dearborn, Douglas C. Graves, Sr., Mary Graves, Mike Murray, Jeff St. Johns, Jim Donison, Susan Russell, Stetson E. Hunt, Jerry Hynes, Bruce Merrill

I: CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:02 pm at the Weare Town Office Building.

II: PUBLIC HEARINGS:

Stetson & Edythe Hunt Subdivision: Mike Dahlberg made a presentation. There are 3 existing buildings, with 4 units, that will be accessed from a common drive. He has a verbal receipt of State Subdivision. There will not be any construction, there are 4 existing wells and 4 existing leach fields. The density calculations yield 4.77 units. Tom Clow made a motion to accept the application as complete and George Malette seconded, all voted in favor.

Frank Bolton questioned the density calculation in reference to the 5 acre zoning in the R/A District. Mr. Dahlberg explained his interpretation of the multi-family density calculation.

There are 5 items that need to be addressed:

1. State Subdivision Approval
2. Typo on the soil legend
3. Conservation Commission comments
4. Note on water well and line easement
5. Both Sheets are labeled 2 of 2

George Malette made a motion to continue this hearing until June 24th, Tom Clow seconded, all voted in favor.

B & B Lane Site Plan: Mike Dahlberg made a presentation. There is a NH Motor Vehicle Inspection station and a Bark Mulch facility on these premises, formerly Diesel Don's. It is in the Aquifer Protection District. The pavement was added in October 2009. He has discussed this with Amy Clark of NHDES and no Alteration of Terrain Permit is required. Chip Meany gave some background including tannin residue and dug wells in the area have high levels of tannin.

Brett Merrill said he works at 30 B & B Lane. He said that Mitch Locker of NHDES was on the site on April 13th and he handed us a report. Frank Bolton asked if the water was undrinkable and he replied yes. Brett Merrill is concerned about the well and the runoff that goes directly towards his shallow dug well.

Jack Dearborn said that he is not an abutter, but lives close by. He has 5 items for discussion:

1. Hours of operation 7 – 5 desired plan states 7 -7 Monday thru Friday and 7 -5 Saturday.
2. Article 29.7.2 – 10% impervious coverage
3. Articles 25.1, 25.4, and 25.4.6 no processing of acid
4. Article 25.3.1 Light manufacturing allowed, questions if this is light
5. Performance Standard Article 3.2

Jack then went on to discuss the plume of tannin in the aquifer. George Malette asked about the hours. Jack responded the noise is too loud and he can not sleep with all the noise.

Gary Haynes, owner explained that he hauls the raw material in, stored it over the winter and had no idea about tannin. Craig Francisco asked about hours of operation and he responded he doesn't like the 7 -5 idea.

Douglas Graves, 109 Gould Road explained the noise is terrible, it just keeps up. He is getting about 3 hours of sleep per night. The traffic increase is another concern and now he is worried about his water.

Mike Murray, owner of 45 B & B Lane, divided building into 4 units and rents them out. He is concerned about water quality. He provides showers in the units, but can not use them.

Jeff St. Johns rents one of the units from Mr. Murray. He is getting a film on their fixtures. They used to take showers, but now they can not, the water smells terrible.

Mike Murray stated he has a shallow dug well

Jack Dearborn mentioned that he has 2 wells, one dug about 18 feet deep and will allow us to sample.

There was discussion regarding the amount of mulch and how to reduce the runoff. Tom Clow mentioned covering with tarps. Craig Francisco asked how much mulch is on site now. Mr. Haynes responded about 5000 cubic yards.

Jack Dearborn mentioned preventing the water from infiltrating thru the mulch.

Bruce Merrill stated that he used to bring the water home to drink but now can't even wash his hands with it.

The board discussed allowing Mr. Haynes to bring in 1 truckload of raw material for every 5 loads he hauls out as a method to reduce the size of the piles during the site plan review. Mr. Haynes agreed and stated that he is not running from any problems and there isn't any NHDES regulation tannin.

Tom Clow mentioned covering the piles with tarps. Mr. Haynes said he will try to cover them.

Frank Bolton made a motion to notify New Boston of the possible regional impact, George Malette seconded, all voted in favor.

The board scheduled a site walk for June 3rd at 6:00.

The board also wants an update on the progress of reducing the piles and covering with tarps at the meeting on June 10th.

George Malette made a motion to continue to June 10th, seconded by Tom Clow, all voted in favor.

James Donison & Susan Russell Subdivision: Jim Donison presented the plan. A variance from the zoning board was received for Articles 14.1 & 14.2. NHDES Subdivision approval has been received. There was a discussion regarding the shared driveway.

Tom Clow made a motion to accept the application as complete, George Malette seconded, all voted in favor.

There was discussion regarding Board of Fire Wards and Conservation Commission comments.

George Malette made a motion to continue to June 24th, Frank Bolton seconded, all voted in favor.

III: OTHER BUSINESS:

Tina Connors - Sign permit application: Discussion regarding allowing the sign on the roof. The Board stated that it is not allowed per the Zoning Ordinance.

High Rock Development – Bond Reduction: There was discussion regarding the installation of the flashing stop ahead solar powered sign. Tom Clow made a motion to reduce the bond amount to \$70,411 contingent upon the installation of the sign as noted on the approved subdivision. George Malette seconded the motion. Board voted unanimous,

Brookshire LLC – Sign for the trail. Craig Francisco stepped down from this discussion. Frank Bolton is acting Chairman. A 12 square foot sign is proposed and the zoning allows 6 square foot. Discussion followed regarding Conservation Commission review and P.R.L.A.C. review of the trail. The board told Chip Meany that the sign had to meet the 6 square foot requirement.

IV: ADJOURNMENT:

As there was no further business to come before the Board, Tom Clow made a motion to adjourn, George Malette seconded, all voted in favor.

Respectfully Submitted,

Craig A. Francisco
Chairman