



**TOWN OF WEARE**  
PLANNING BOARD  
ZONING BOARD OF ADJUSTMENT  
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Naomi L. Bolton  
Land Use Coordinator

**Office Hours:**  
Monday  
thru  
Friday  
8 AM – 4:30 PM

**PLANNING BOARD  
MINUTES  
MARCH 8, 2007  
(Approved as written April 26, 2007)**

**PRESENT:** Paul Morin, Chairman; Tom Clow, Exofficio; Neal Kurk, Alternate

**GUESTS:** Dan Higginson; Justin Fitzgerald; Lisa M. Wilber; Michael Pelletier;  
Nathan St. Clair; Darren Turner

**I. CALL TO ORDER:**

Chairman Paul Morin called this meeting to order at 7:10 PM at the Town Office Building. Chairman Morin appointed Neal Kurk to sit as a board member for tonight's meeting.

**II. PUBLIC HEARINGS:**

HIGH ROCK DEVELOPMENT – SUBDIVISION (CONTINUED HEARING), TWIN BRIDGE ROAD, TAX MAP 110-077: Chairman Morin opened this hearing at 7:11 PM. Dan Higginson from Art Siciliano's office was present. Mr. Higginson had little to report. They are still waiting on the Police Department for the traffic/accident history. Mr. Kurk asked Chairman Morin if the board could recheck the yield plan. Nathan St. Clair, 57 Daniels Road asked if the dam will be in fact part of the open space. There are some agreements with the dam. The board will ask Naomi to get any and all public and private agreements that pertain to the dam or the water rights. Darren Turner asked what the status was of the old complaint about trees being cut. The board was unsure about the complaint that was referenced. Chairman Morin moved to continue this hearing to April 12, 2007, Tom Clow seconded the motion, all in favor. Chairman Morin closed this hearing at 7:48 PM.

THOMAS V. & DAVIDEEN LEWIS – LOT LINE ADJUSTMENT, SOUTH STARK HIGHWAY, TAX MAP 411-117, 411-118 & 411-120 (CONTINUED HEARING): Chairman Morin opened this hearing at 7:49 PM. No one was present for this hearing. Chairman Morin stated that he and Craig Francisco were the only two that showed up for the site walk on February 17<sup>th</sup>. The only one was able to find one wetland flag. Chairman Morin and Mr. Francisco did walk around a little and found no more flags. The wetlands scientist was contacted and the board will be asking to have the wetlands re-flagged. Chairman Morin moved to continue this hearing to April 12, 2007, Neal Kurk seconded the motion, all in favor. Chairman Morin closed this hearing at 8:10 PM.

LISA WILBER & VIRGINIA WHITTEN – SITE PLAN REVIEW, 733 SOUTH STARK HIGHWAY, TAX MAP 411-124 & 411-125 (CONTINUED HEARING): Chairman Morin opened this hearing at 8:11 PM. Lisa Wilber and Mike Pelletier were present. The board discussed the zoning of this parcel. The plan showed Commercial which is why the lengthy discussion of could this proposed addition be added or not. After verifying the zoning map it is zoned residential. Chip Meany, Code Enforcement Officer wrote a brief statement indicating that this is a residential request and therefore didn't feel it was in violation of the zoning ordinance. The board agreed that they did not need to take any further action and that a site plan review was not appropriate. Chairman Morin closed this hearing at 8:35 PM.

FRED DUBOIS & DIANE OUELLETE (OWNER: GEORGE BURPEE) – SITE PLAN REVIEW, 7 RENSHAW ROAD, TAX MAP 411-107 (CONTINUED HEARING): Chairman Morin pointed out that the applicant for this hearing is currently unavailable for this hearing so the board decided to table this hearing until further notice.

**III. OTHER BUSINESS:**

There was no other business taken up this evening.

**IV. ADJOURNMENT:**

As there was no further business to come before, Tom Clow moved to adjourn at 8:45 PM, Neal Kurk seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton  
Land Use Coordinator