



**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  
JANUARY 22, 2009  
(Approved as amended 2/12/09)**

**PRESENT:** Paul Morin, Chairman; Craig Francisco, Vice Chairman; George Malette, Secretary; Tom Clow, Exofficio; Naomi Bolton, Land Use Coordinator

**GUESTS:** Kathy Horne; Tom Carr; Wayne Daniels; Bill Tiffany; Robin Compagna; JC Compagna; Earl J. Sandford

**I. CALL TO ORDER:**

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

**II. PUBLIC HEARING:**

DANIELS LAKE DEVELOPMENT CORP – SUBDIVISION, TWIN BRIDGE ROAD, TAX MAP 411-191: Chairman Morin opened this hearing at 7:05 PM. Earl Sandford and Wayne Daniels were present. They had 256 acres that front on Twin Bridge, Wayne Road and Daniels Lake Road. The upland constitutes three (3) house sites, the lots are all 12 plus acres. They are removing 38 ½ acres from the large parcel for potential building lots. The wetlands have been surveyed. They have been before the Conservation Commission twice. They have been in front of the Zoning Board for a variance for the 25' wetlands buffer. They did apply for a waiver request with two (2) parts; the first is surveyed boundaries with distances and bearings and the second is the topographic map using five (5) foot contours. The reason for the request is that the required information has been provided for the three smaller lots being created. The waivers are for the remaining portion of the 256 acres because of its large size and lack of development potential, they feel this information is not necessary for this application. George Malette moved to accept the waiver request for the two sections as requested; Craig Francisco seconded the motion, all in favor. Mr. Malette stated that flood zone should be shown in the ledgend. Mr. Sandford stated that he typically shows it with a leader line on the plan as he has done and the board agreed that it appears to be sufficient.

Kathy Horne, abutter stated that she only question is there are three lots they want to develop, is the rest going to remain undeveloped? And are they going to be developing by the dam area? Chairman Morin responded that they are going to create three lots but we have heard nothing with regard to the remaining lot. If

they decided to do anything with the remaining lot there would be another hearing for that proposal.

Chairman Morin closed the public hearing portion at this point.

Craig Francisco moved to accept the application as complete; George Malette seconded the motion, all in favor.

Naomi asked about the driveway to lot three being a share driveway. Typically a shared driveway comes in off the front, using the property line as the middle of the driveway and then breaking off into each lot. In the zoning it says that the driveway must come in off the frontage that was used to create the lot. This plan doesn't show the driveway access off the frontage. Mr. Sandford stated that he will look into making that conforming.

Mr. Francisco asked about the frontage on the remainder lot. Mr. Sandford stated that he would offer to put a note on the plan indicating that if there is access gained to create a build able situation, they would require a return trip to the Planning Board and further development would force that a cistern would have to be installed.

There was a list of outstanding items that need to be taken care, some of which were done as Naomi had sent the outstanding list to Mr. Sandford's office earlier. The following are outstanding items:

- Location of all existing and proposed survey monuments
- Copy of the existing deed
- Written comments from the Board of Firewards
- Written comments from the Conservation Commission
- Written comments from the Public Works Director
- State Dredge and Fill permit
- Letter from surveyor certifying that all proposed boundary monuments will be set promptly if approved
- Copies of any existing or proposed deed restrictions, covenants or rights of way including book and page numbers (if none, include note so stating)
- Written comments from Piscataquog River Local Advisory Committee (PRLAC) if site is within ¼ mile of the Piscataquog River or its branches (if not applicable a note on the plan should indicate such)
- Note to be put on the plan indicating that if there was access gained to create a build able situation a return trip to the Planning Board would be required

Craig Francisco moved to continue this hearing to February 26, 2009; Tom Clow seconded the motion, all in favor.

Chairman Morin closed this hearing at 7:35 PM.

PEGGY TOLL TRUST – SUBDIVISION, TIFFANY HILL ROAD, TAX MAP 404-055 & 404-134: Chairman Morin opened this hearing at 7:36 PM. Tom Carr and Bill Tiffany were present. Mr. Carr stated that this plan is for a three lot subdivision. Currently lots 404-55 and 404-134 are on their own lots. The entire property, both tax lots make up the parcel. A formal subdivision needs to take place to create a separate deed because Tiffany Hill Road bisects them. This property is encumbered by a conservation easement with SPNHF. It allows for four three acre building sites on this lot. Mr. Carr stated that he would like to be considered as a formal application.

Chairman Morin closed the public portion of this hearing at 7:48 PM.

Craig Franciso moved to accept the waiver for requiring test pits as the lots will not be having a septic system per the conservation easement; George Malette seconded the motion, all in favor.

Craig Francisco moved to approve the plan subject to the following conditions:

- Note 4 to be changed to add “seasonal camps in compliance with conservation easement” in place of “residential dwelling”
- Tiffany Hill Road to be designated as a “scenic road”

George Malette seconded the motion, all in favor.

Chairman Morin closed this hearing at 8:08 PM

ROBIN COMPAGNA – CONCEPTUAL HEARING, 188 TWIN BRIDGE ROAD, TAX MAP 412-235.001: Chairman Morin opened this hearing at 8:09 PM. Robin and JC Compagna were present. They have an existing barn on their property that they would like to turn into a commercial venture. They would like to do boarding, training lessons, etc. The board stated that they felt an expedited review would cover this type of application. The board indicated that they will have to still get a letter from the building inspector and fire wards for this commercial venture. Chairman Morin closed this hearing at 8:25 PM.

### **III. OTHER BUSINESS:**

DECEMBER 11, 2008 MINUTES: George Malette moved to approve the December 11, 2008 minutes as written; Tom Clow seconded the motion, all in favor.

DECEMBER 18, 2008 MINUTES: George Malette moved to approve the December 18, 2008 minutes as written; Tom Clow seconded the motion, all in favor except for Craig Francisco as he abstained.

JANUARY 8, 2009 MINUTES: George Malette moved to approve the January 8, 2009 minutes as written; Craig Francisco seconded the motion, all in favor.

WHAT TO DO AT NEXT WORK SESSION: The board began to discuss what should be done at the next work session. One suggestion was to do something more with regard to the wetlands and working with the Conservation Commission. The board wondered if a subcommittee should be formed. Chairman Morin stated that he could form a subcommittee as he has that authority. The consensus was to have one formed. The board wanted to make sure that we get in touch with Bruce Fillmore who volunteered to help out during the discussion of the warrant article.

George Malette urged the board to prepare for next years grants and he would like us to discuss the upcoming application. He also would like members to look over the NEW Innovative Land Use book at some of those sections. Naomi has a book that she could copy to share with the other board members.

List of other items that could be looked at over the upcoming year:

- Continue to work on proposals to amend the zoning ordinance with wetlands buffers
- Discussion about master plan and whether or not to form subcommittee to look at some changes
- Conservation easements and deeds
- NRI final plan demonstration – Mr. Malette will notify the board when this is going to take place.
- Possibility of creating a house bill subcommittee to keep the board aware of what is being proposed during the upcoming year. Chairman Morin stated that if you go to [www.gencourt.nh.us](http://www.gencourt.nh.us) and click on LSR it will pull up 1,026 of them.

**IV. ADJOURNMENT:**

As there was no further business to come before the board, Tom Clow moved to adjourn at 8:40 AM; George Malette seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton  
Land Use Coordinator