

**WEARE PLANNING BOARD**  
**Final Minutes of the Meeting**  
**Of January 7, 2016**

**Present:** Craig Francisco (Chairman), Frank Bolton (Vice Chair), Neal Kurk (Secretary), Bruce Fillmore (Member), Frederick W. Hippler (Exofficio), John Vanloendersloot (alternate), Tina Ripley (Minute Taker)

**Guests:** Danielle Eriksen, Frank Campana, Tina Connor, John Lawton

**I. Call to order.**

The meeting was called to order at 7:00 p.m. by Craig.

**II. Maplewold Road**

Craig opened the public hearing.

Craig said Danielle Erickson is here representing the Waltonø. Craig said this is the site walk we did four weeks ago. Neal said he is recusing himself. Craig made John a voting member. Craig said this is the subdivision that was done in 1988, creating the subject lot as a bonafied gift. Craig said then again in 1991 another subdivided lot and in 1992 another subdivided lot and all three of those lots access the same driveway easement. Craig said the Selectman asked them for recommendations for making it a private road. Craig said he didn't see any issues with the driveway except by the drainage near the very front and another issues is the driveway outside of the easement. Craig said Bruce Fillmore wrote up information regarding the property. Craig said a survey needs to be done to make sure the driveway is in the easement or the easement is relocated. Craig said plan #22818 shows a small area that is to be deeded to the Town for drainage along Maplewold. Craig said he doesn't know if that deed has ever been recorded. Ms. Erickson said she is not familiar with something being deeded to the Town for drainage. Craig said they need to make sure the easement dead was granted to the town.

Danielle Eriksen, representing the Waltonø explained the following are measures that are proposed for making improvements to the first 200 feet of this private road drainage:

- Swales on each side of the driveway/entry will be appropriately graded/formed to encourage water runoff to the sides of the driveway, and not onto Maplewold Road
- The driveway crown will be raised enough to ensure minimal channeling of water down the center line and into the street
- The culvert/pipe currently in existence will be replaced and either widened or lengthened as recommended to avoid siltation at either end
- Every effort will be made to minimize the degree of the angle of the private road where it enter Maplewold; however, it must be noted that the existing driveway already has a slope that may exceed 10% in places, and Maplewold Road itself has an extreme slope at the point of entry. Hence, mitigation

measures may need to be modified to avoid negative impact on the existing road.

- Appropriate loaming and seeding of the swales shall ensure the growth of moisture-retaining vegetation and minimize runoff and water erosion
- If necessary, small earthen berms may be built to prevent run off from eroding certain areas
- Since Maplewold Road is not a paved road, no asphalt apron shall extend into the street
- Applicants shall consult/hire appropriate contractors to complete this work
- All repairs to be inspected and approved by BOS before issuance of permit
- Approved mailboxes will be installed for both #278 and #280, according to regulations
- A street sign, indicating Private Road as well as proposed name shall be installed by the applicants. Street name shall be approved by BOS
- Proposed name: Sparrow Lane

Craig said all lots were bonafied gifts before 1992 and the first subdivision had an easement and the other subdivisions showed the same easement.

Craig closed the public hearing

Bruce made a motion that the Planning Board recommend to the Selectman that they approve what is to be known as Sparrow Lane be approved by the Fire Department, as a private road with some stipulations: 1) easement shown on plan #22818 in the Hillsborough County Registry of Deeds has been deeded to the Town as per the plan, 2) that the easement shown on all three plans #22818, #25546, #25824 be modified so that the as built driveway location falls within the easement, 3) the portion of the driveway that abuts Maplewold Road that runs to first 200ø be modified to not allow water to flow onto Maplewold Road per the recommendations of the engineer and the Town Road Agent. Frederick seconded. Motion passed. 5-0-0.

### III. Sign Ordinance

Article 34.2 ó Craig said this will deleted and moved to Article 4.1 Definitions.

Article 34.1 ó Craig said there is slight change in the purpose. The Board agreed to the following: öPURPOSE: It is the intent of this Sign Ordinance to support the general provisions of the Weare Master Plan which seeks **to enhance traffic safety** and to preserve the visual rural ~~New England~~ character of Weare **in accordance with the Weare Master Plan. While, at the same time, understanding and meeting the need for adequate business identification and advertising.**ö

Article 34.3.1 - deleting

Article 34.4.1 ó Craig said they will be allowing internally lit signs in commercial and industrial districts. The Board agreed to the following: öThe illumination of any sign shall be from a steady or continuous, non-flashing, ~~shielded~~ white light ~~from exterior light sources~~

~~only.~~ **Internally illuminated signs are allowed in the Commercial and Industrial Districts only.** ~~Unless the Planning Board otherwise determines, the sign must be lit from above.~~ **Externally illuminated signs shall have a shielded white light from above,** and the lighting shall illuminate the sign only, without the light source being visible from any residential dwelling or any roadway; the light source shall be placed as close as practical to the message portion of the sign; and no light shall escape from above the fixture.

Article 34.4.2 ó Craig said they are deleting this Article. Neal said he has an issue with this since it means that signs can be lit 24 hours a day, 365 days a year so there are no restrictions. John said that is the way it is currently is and Neal said no and read Article 34.4.2 which states it can only operate when open. Neal said he knows the Board agreed to this on 11/12/15. Craig said sort of, because they talked about having them on 10 am to 5 pm, some that for 911 purposes it was a good idea, people getting of work on third shift, and said he is still on the fence. John said they had talked about a compromise with a dark period. John Lawton said he can think of at least four signs that are left on 24 hours a day and said he don't see a problem with it. Neal said this applies to the entire Town. Mr. Lawton said he thinks Commercial and Industrial should be allowed to have their lights on 24 hours a day, but restrict it in the other zones. Bruce said we need to be more specific and specify hours. Craig said he would like it worded "Any sign in the Commercial and Industrial Districts, may be illuminated 24 hours, 7 days a week. Any other signs can be lit from 6 am to 10 pm. Neal said in a Commercial and Industrial District, signs may be illuminated at any time. In all other districts, signs may be illuminated only between the hours of 5 am and 10 pm. The Board agreed on the following: ~~"Any sign related to a business or profession or to a commodity or service sold or offered for sale may be illuminated only when the operation is open.~~ **In the Commercial and Industrial districts, signs may be illuminated at any time. In all other districts, signs may be illuminated between the hours of 5am and 10pm."**

John Lawton said since we are now allowing illuminated signs, there is no restrictions on the wattage of the internally lit signs. Mr. Lawton asked about putting in recommendations of lumens in the article. John said you can't go just based on wattage since wattage is how much power it draws and LEDs draw far less power and put out more light. John said they would have to use lumens. Bruce said there is nothing worse than an internally lit sign with the bulbs on and a face is missing because it broke. Bruce suggested it must be fully intact to be lit. Tina Connor said isn't that covered under Article 34.6. The Board agreed that 34.6 will take care of Bruce's concerns.

Article 34.8 ó The Board changed "Proportions" to "Free-standing". Here is the complete Article: **"PROPORTIONS: FREE-STANDING SIGNS:** Where a sign is attached to or part of an independent structure, the sign shall be the predominant visual feature in terms of size, scale, color and other aspects of appearance."

Article 34.8.1 ó The Board added an "s" to indicate. Here is the complete Article: **"OPEN SIGNS:** Any business may be allowed two single-sided lighted signs not to exceed twelve inches by eighteen inches which indicates that the business is open or closed. These signs (a) shall be in addition to any other sign the business is authorized to display, (b) may be internally illuminated by a steady, continuous, non-flashing light of no more than two colors, (c) shall, where

practicable, be placed within or at the entrance to the business facing and parallel to a public right of way and (d) shall in its placement and operation not unreasonably or unnecessarily distract vehicle operators. No Permit shall be required for these signs.ö (Amended 3-13-12)

Article 34.9.1 ö Craig said this relates to the sign having to be on the property where the business is located and allowing directional signs. Craig said the Board decided to added öprovided that written landowner approval is obtained, the sign not be lit, the sign has not more two surfaces and each surface contains no more than 3 square feet, and the sign is not higher than 6 feet from the centerline elevation of the adjacent road.ö Here is the complete Article: öAny sign unrelated to an activity conducted on the premises where the sign is located. This shall not apply to signs approved by the Planning Board for the purpose of providing location directions, **provided that written landowner approval is obtained, the sign not be illuminated, the sign has no more than two surfaces and each surface contains no more than 3 square feet, and the sign is not higher than 6 feet from the centerline elevation of the adjacent road.**ö

Frank Campana said you changed the height, are eliminating ground level and asked for clarification of the centerline. Mr. Campana said to him centerline does not mean the height; it means the distance from the centerline. Bruce said it is from the crown elevation of the road.

Article 34.9.2 ö Craig said they tried to reword it. Neal said they deleted öso calledö and deleted the lower roof pitch part of the Article. Here is the complete Article öAny sign erected on or above any part of the roof of a building, including any message or symbol on any roof of a building or design in any roofing material. This prohibition shall not apply to a sign that is mounted on, is parallel to and does not protrude beyond the edges of a vertical wall, nor shall it apply to a sign mounted on the roof of a farmer's porch, ~~provided that in such case it is parallel to and within two (2) feet of the roof eave of the farmer's porch and its top is not higher than one and on half (1.5) feet above the at its location on that roof.~~ A farmer's porch means a one-story open shed which is attached either to a vertical wall of a building or at the eave of a roof of a building ~~and which has a lower roof pitch than that of the building to which it is attached.~~ö

Article 34.9.5 ö Except as provided in Articles 34.10.3.2 and 34.10.4.2, all internally lit and electronic signs, including but not limited to animated, changing message or electronic moving or stationary letter signs, and signs containing reflective and/or phosphorescent or similar signs. Here is the complete Article: ö**Except as provided in Articles 34.10.3 and 34.10.4,** all internally **illuminated** ~~lit~~ and electronic signs, including but not limited to animated, changing message or electronic moving or stationary letter signs, and signs containing reflective and/or phosphorescent or similar signs. ~~OPEN SIGNS: Any business may be allowed two single-sided lighted signs not to exceed twelve inches by eighteen inches which indicates that the business is open or closed. These signs (a) shall be in addition to any other sign the business is authorized to display, (b) may be internally illuminated by a steady, continuous, non-flashing light of no more than two colors, (c) shall, where practicable, be placed within or at the entrance to the business facing and parallel to a public right of way and (d) shall in its placement and operation not unreasonably or unnecessarily distract vehicle operators. No permit shall be required for these signs.~~ö

Article 34.9.7 ó Craig said he dislikes signs for residential developments. Craig said he knows some of the concerns were for emergency, but if the residential sign wasn't there they would still have the road sign and that it will not hurt the EMT/Fire response time. Craig said there is no 911 naming system. Neal asked Craig if he wanted to keep it the way it is and Craig said he wanted to put a period after project and remove approved by the Planning Board. Frederick said he is not in favor of it and Neal said he agrees with Craig. Frederick said where it has to come to the Planning Board any way; he doesn't see why they are being the restrictive. Frederick said he would like to give the contractor options as well. Bruce said the Planning Board has the option of what to allow and what not to allow. John said from a public standpoint it needs to be there. The Board discussed the height and square feet of the sign and material of the sign. Mr. Lawton said he hears the Board's concerns and said he doesn't see that many developments that he is not worried about the Board's concern regarding the sign. Mr. Lawton said it is a safety concern and for delivery of items. Here is the complete Article: "Signs identifying residential developments other than those signs used during the construction and marketing of a residential project, **unless approved by the Planning Board. Such sign shall not exceed 4 feet in height and not exceed 6 square feet. In addition they cannot be illuminated and must be constructed of durable, non-reflective material, preferably granite.**"

Article 34.10.1.2 ó Neal said the Board eliminated independently-owned, ground level and add center-line elevation of the road. Here is the Article: "One (1) sign, to contain no more than two surfaces, and each surface to contain no more than six (6) square feet, shall be allowed on any one lot for each ~~independently-owned~~ business activity but not more than two (2) per lot. If free-standing, the height of such sign shall not exceed six (6) feet from the ~~ground level~~ **centerline elevation of the road** to the top of the sign."

Article 34.10.1.3 The Board removed ground level, added to centerline elevation of the road and removed the listed articles. Here is the complete Article: "Those uses which are granted a Special Exception by the Zoning Board of Adjustment ~~and are listed in Arts. 17.2.1, 17.2.2, 17.3.1, 17.3.2, and 17.3.4~~ may have a sign to contain no more than two surfaces, and each surface to contain no more than sixteen (16) square feet. If free-standing, the height of such sign shall not exceed six (6) feet from the ~~ground level~~ **centerline elevation of the road** to the top of the sign."

Article 34.10.2.2 ó Craig said the Board changed it from 12 square feet to 20 square feet and changed it from ground level to centerline elevation of the road. Craig said they also added 75% of the height of the building. Neal said imagine a building that is a gabled roof building, that is 25' high, 16' to the eave, the business proposes to put the sign on the eave wall; they could put the sign anywhere on that wall since 75% of the height of the building is greater than 16'. Bruce said it is the wall and Craig said we took wall out. Neal said if that is not taken out then the sign can be no more than 12' high on the 16' wall and would be 18.75' on the 25' wall. Neal said if it is taken away, it would still be 18.75' on the 25' wall but could be anywhere on the 16' wall. The Board talked about the sign size and height. Mr. Lawton said the changes in 34.10.2.2 and 34.10.2.3, were those changes by the sub-committee agreed to and Craig said yes. Mr. Lawton asked if there were business owners on the sub-committee and Craig said yes. John said he remembers the height was due to the snow banks from last year. Mr. Lawton said he doesn't have a problem with the eight feet. Here is the complete Article: "One (1) sign to

contain no more than two surfaces, and each surface to contain no more than ~~twelve (12)~~ **eighteen (18)** square feet **with a maximum width of 6 feet**, shall be allowed on a lot containing one business. If free-standing, the height of such sign shall not exceed six (6) feet ~~from the ground level to the top of the sign or from centerline elevation of the road to the top of the sign.~~ If attached to a building, the top of the sign shall be no more than ~~ten (10) feet above grade~~ **75% of the height of the building.**ö

Article 34.10.2.3 ö Neal asked if the sub-committee thought about breaking up signs using these numbers so it is not ~~2x22ø or 5x8ø~~? John said to put dimensional restrictions, and said he doesn't think that was ever brought up. Neal said instead of talking about square feet, you can talk about maximum sign size which doesn't solve the problem of square feet, but would insure that you don't have a ~~6x8ø or 4x12ø~~ Neal said he is talking about a plaza that has four businesses; you have a sign that is 3ø high and 6ø wide for plaza and primary business, and then a ~~1x6ø~~ for each additional business in the plaza for a total of 36 square feet. Mr. Lawton said you are basically taking it from 8 square feet per business to 6 square feet per business. Neal said he is trying to make the sign size uniform. Craig said after three or four businesses, you need a plaza name. Bruce said he thinks to give businesses some leeway. Frederick said he is not in favor of limiting the sign size. Here is the complete Article: öIf there are two or more ~~independent~~ businesses on a lot, one (1) free-standing sign to contain no more than two surfaces and each surface to contain no more than ~~twenty (20)~~ **eighteen (18)** square feet, ~~identifying the lot and each business,~~ **with a maximum width of 6 feet, plus an additional 6 square feet per business** shall be allowed on the lot. Such sign shall not exceed ~~seven (7)~~ **eight (8)** feet in height ~~from the ground level to the top of the sign~~ **the centerline elevation of the road to the top of the sign and shall not exceed 36 square feet.** In addition, each ~~independent~~ business may erect one (1) sign to contain no more than two surfaces, each surface to contain no more than twelve (12) square feet, to be attached to its building on the lot either parallel or perpendicular to a vertical wall of the building or to be placed on the roof of a farmer's porch. No part of any sign attached to a wall shall be higher than ~~ten (10) feet above grade~~ **75% of the height of the building.**ö

34.10.3.2 ö Craig said the way he reads this is öOne primary free-standing sign, to contain no more two surfaces and to contain no more than thirty-two square feet shall be allowed on a lot containing on business. Craig said due to the provisions in 34.9.5 he can have an animated, changeable letter sign, electric moving sign, or stationary letter sign. Neal said where do you see that. Craig said notwithstanding the provisions of articles 34.9.5 and 34.9.6. Craig said 34.9.5 said he can't have electronic moving or stationary letter signs, reflective sign. Bruce said we just changed that. Here is the complete Articleö One (1) **primary** sign, to contain no more than two (2) surfaces, and each surface to contain no more than thirty-two (32) square feet, shall be-allowed on a lot containing one business. **This sign may be internally illuminated.** ~~If there are two or more independent business on the lot, then~~ In addition, each ~~independent~~ business shall be allowed a sign not to exceed sixteen square feet, each such additional sign to be attached to its building or to be placed on the roof of a farmer's porch. **there may be one (1) internally illuminated manually changeable letter sign, to contain no more than two (2) surfaces, and each surface to contain no more than sixteen (16) square feet mounted under the primary sign for a total of forty eight (48) square feet.** No part of any sign attached to a wall shall be higher than ~~twelve (12) feet above grade~~ **75% of the height of the building.** The height of any ~~free-standing~~ sign shall not exceed ~~eight (8)~~ **twelve (12)** feet ~~from ground level to the top of the sign or from the centerline elevation of the road to the top of the sign.~~ö

Article 34.9.6 ö The Board talked about whether they would prefer to use moveable or changeable. The Board decided to change moveable to changeable. The Board also decided to add in manually in front of changeable. John Lawton asked if you had to put the exception here like in Article 34.9.5 and Neal said no since courts general interpret statutes, the specific overrides the general. Here is the complete Article ö**Except as provided by Articles 34.10.3 and 34.10.4, message board signs with manually changeable moveable** letters, excluding such signs that are portable, and that do not exceed six (6) square feet on each of two (2) sides.ö

John suggested changing lit to illuminate in the sign ordinance. The Board agreed to that.

Article 34.10.3.4 ö This will be a new number. Here is the complete Article ö**If there are two or more businesses on the lot, one (1) free-standing sign to contain no more than two surfaces and each surface to contain no more than thirty two (32) square feet, plus an additional 16 square feet per business, identifying the lot/plaza and each business, shall be allowed on the lot. The maximum size is 96 square feet. This sign may be internally illuminated. In addition, there may be one (1) internally illuminated manually changeable letter sign, to contain no more than two (2) surfaces, and each surface to contain no more than sixteen (16) square feet mounted under the primary sign for a total of one hundred twelve (112) square feet. In addition, each business shall be allowed a sign not to exceed sixteen (16) square feet, each such additional sign to be attached to its building on the lot either parallel or perpendicular to a vertical wall of the building or to be placed on the roof of a farmer’s porch. This sign may be internally illuminated. No part of any sign attached to a wall shall be higher than 75% of the height of the building. The height of any free-standing sign shall not exceed twelve (12) feet from the centerline elevation of the road to the top of the sign.**ö Neal asked about changing the size down to sixty-four (64) square feet.

Article 34.10.4.2 ö Here is the complete Article ö**A maximum number of two (2) signs, the total combined surface area of which shall not exceed one hundred (100) square feet, shall be allowed on any one lot containing one business. This sign may be internally illuminated. In addition, there may be one (1) internally illuminated manually changeable letter sign, to contain no more than two (2) surfaces, and each surface to contain no more than sixteen (16) square feet mounted under the primary sign for a total of one hundred sixteen (116) square feet. No part of any sign attached to a wall shall be higher than 75% of the height of the building.** If there are two or more ~~independent~~ businesses on the lot, then in addition each ~~independent~~ business shall be allowed a sign not to exceed twenty (20) square feet, each such additional sign to be attached to a building on the lot either parallel or perpendicular to a vertical wall of the building. **This sign may be internally illuminated.** No part of any sign attached to a wall shall be higher than ~~sixteen (16) feet above grade~~ **75% of the height of the building.** The height of a free-standing sign shall not exceed ~~ten (10) feet from ground level to the top of the sign or~~ **twelve (12) feet from the centerline elevation of the road to the top of the sign.**ö

Article 34.10.4.4 ö This Article would have been a new one. The Board decided to delete it.

Article 34.12 ö This will be a new number. Here is the complete Article ö**SEVERABILITY: If any provision of this Article 34 is determined to be unconstitutional, the other provisions shall continue in effect.**ö

#### IV. Definitions

**Bed and Breakfast** ó This is a new definition. Neal said if we keep not more than 11, then a bed and breakfast is between 4 and 11 and anything over that is a hotel. Neal said if you look at Article 24.3.4 these are permitted uses in a Commercial District, so he added in hotel. Neal said for special exceptions we are adding in bed and breakfast for Rural/Agriculture, Residential and Village Districts. Here is the complete definition:

**BED AND BREAKFAST: Shall mean a building or buildings regularly used and kept open as such in a bona fide manner for the feeding and lodging of transient guests. A bed and breakfast shall have at least 4 rentable rooms but not more than 11 and an area of dining capable of accommodating the number of registered guests and be housed in the primary residence of the owners or operators and whose room rates shall include breakfast."**

**Signs** ó Here is the complete definition from Article 34.2: **SIGNS:** means any permanent or temporary display visible from public ways or public property which consists of structures, objects, words, graphics, designs and/or symbols and which is intended (a) to promote an activity including the sale of goods and services whether for profit or otherwise or (b) to convey a message or point of view to the general public. **Sign** does not include (a) street numbers, **circles** plaques, nameplates, warnings, land postings and similar displays not exceeding three (3) square feet in area and customarily associated with residential and agricultural use provided they comply with the other provisions of this ordinance or (b) a sign that is constructed, placed or maintained by the federal, state or local government or a sign that is required to be constructed, placed or maintained by the federal, state or local government either directly or to enforce a property owner's rights. A temporary sign is a sign not permanently attached to a building or to the ground, is displayed for ~~a season or~~ a specific, short-term purpose, and may total no more than thirty-two (32) square feet in addition to any other sign requirements in a zoning district.

**Hotel** ó Here is the complete definition: **HOTEL, TOURIST COURT, TOURIST HOME, INN, AND MOTEL AND CABIN:** Shall mean any building or portion thereof where lodging or food is offered to transients for compensation. **Shall mean a facility regularly used, maintained and kept open for the feeding and lodging of transient guests which shall have at least 12 rentable rooms of which at least 8 shall have private baths."**

Article 19.1.4 ó The Board agreed to change it to ~~Hotel, tourist courts or home, including cabins and motels. Not permitted in the Residential or Village Districts.~~ **Bed and Breakfast.**

Article 24.3.4 ó The Board agreed to add in hotel. Here is the complete Article: **Boarding or rooming houses, hotels, tourist courts or homes including cabins and motels, and accessory structures.**



Article 27.3.9 Here is the complete Article: "Buffer strips: Cluster housing including all dwellings, garages, sheds, roadways, driveways, fuel tanks, vehicles, playground and other appurtenant structures and buildings shall not locate within fifty (50) feet of the property not contained within the cluster and shall provide and maintain a twenty-five (25) foot strip of native plantings along and within the buffer strip. Building lots within a cluster development may include a portion of the buffer strip within the lots provided that each lot containing a portion of the buffer shall have a deeded protective covenant, enforceable by the Town, describing the buffer area as a protected "no disturbance" zone. The dimensions of buffer strips shall be doubled where cluster housing abuts a Historical overlay district. Buffer strips contained within lots shall not be considered when calculating the required open space in Article 27.3.11. An alternative buffer management plan may be recommended by the Conservation Commission and approved by the Planning Board. **Any buffer strip included within a building lot shall have the buffer strip boundary blazed and have signs, approved by the Planning Board, installed at 50 foot intervals. The signs can be attached to trees or attached to a metal post and shall be a minimum of 4 feet above ground. The installation is to be completed by a New Hampshire Licensed Land Surveyor prior to the issuance of a building permit.**"

Article 27.3.11 ¶ Here is the complete Article: "At least fifty percent (50%) of total tract area exclusive of public right-of-ways (and buffer strips within lots) shall be set aside as open space covenanted to be maintained as permanent "conservation land" in private, public, cooperative or non-profit ownership. Open space within a cluster development shall be protected by permanent conservation easements held by the town, a qualified conservation organization; the Town of Weare in fee ownership subject to the restriction that the Town retain the land as open space for purposes described in this Article. Such land shall be restricted to allowed open space uses. Agricultural uses allowed in the zoning district containing the cluster development shall be considered allowed open space uses. Such land shall have suitable public access, unless the Planning Board determines such access is not in the public interest. **The boundaries of the open space shall be monumented, per Section 8.6 of the Town of Weare Subdivision Regulations, as may be amended. In addition the boundaries shall be blazed or in the absence of trees signs shall be attached to metal posts and shall be a minimum of 4 feet above ground. A certification by a New Hampshire Licensed Land Surveyor shall be on the Subdivision Plan stating that the blazing and/or signage has been completed.**

The design and layout of all cluster developments should protect as open space to the greatest extent possible those portions of the original tract having the highest agricultural, conservation, recreational, historical, and scenic values. If the tract contains:

- (1) Any farmland that is being used for agricultural purposes (excluding forestry) or
- (2) Any prime farmland soil or
- (3) Farmland soils of local importance or

(4) Farmland soils of statewide importance, as defined in New Hampshire NRCS (Natural Resources Conservation Services) County Soil Survey and presented through NRCS NH soils and NH Granit Data Mapper, or as verified by a site specific soil survey, such farmland and/or soils shall be included in the open space unless the Planning Board determines that one or more of the factors listed below is of greatest importance; provided, however, that if the area of such farmland and/or soils in the aggregate exceeds the open space area, priority for inclusion in open space shall be given to such farmland and/or soils in the order listed above.

Other factors for determining the conservation value shall include but not be limited to:

Wetlands

Riparian corridors

View sheds

Abutting tracts of open space, conservation land, or undeveloped land

Recreational value

Steep slopes

Historical Sites and Features

High productivity forest soils

Important wildlife habitat and wildlife travel corridors

Unique or unusual ecological communities or natural features

Visual impact on the rural character of the Townö

## **V. Other Business**

Boisvert Site Plan 6 Craig said we continued this to tonight. Craig said he received an email saying it is in the protective aquifer district and I will be filing a conditional use permit application. Craig said we have not accepted the application as complete so there is no timetable. Bruce said if he submitted his fees he is going to have to notify abutters the next time he wants to have a meeting. Craig said the Board could waive the application fee the next time. John said you can waive the fees but how long are you going to wait for him to resubmit application and thinks a deadline needs to be put on it. Craig said lets continue him to March 10, 2016.

## **VI. Adjournment**

Neal moved to adjourn at 11:06 pm. Frederick seconded. Motion passed.

Respectfully submitted,

Tina Ripley  
Minute Taker