

**WEARE PLANNING BOARD**  
**FinalMinutes of the Meeting**  
**Of February 11, 2016**

**Present:** Craig Francisco (Chairman), Frank Bolton (Vice Chair), Neal Kurk (Secretary), Frederick W. Hippler (Exofficio), John Vanloendersloot (alternate), Chip Meany (Land Use Coordinator), Tina Ripley (Minute Taker)

**Guests:**

**I. Call to order.**

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

**II. Meeting Minutes**

Craig made John voting member.

John motion to accept December 17, 2015 as amended. Frederick seconded. 4-0-1

John moved to accept January 7, 2016 as amended. Frederick seconded. 5-0-0

John motioned to accept January 21, 2016 as amended. Neal seconded. 4-0-1

**III. Other Business**

**GM Investment LLP**

They didn't show up for the meeting. Chip said he told them he thought they were in violation of the site plan regulations and that they had to file something. Chip said the easiest thing to file was application for conceptual or design review. Chip said he thinks they need a site plan and by them not showing, he should issue a cease and desist order to get a site plan or remove the trailers from the property. Frederick said if there are trailers on it, then issue the cease and desist order. Frederick said there was an issue the stone wall. Neal asked what the issue was and Frederick said they removed it before they got permission. John asked if they got it from the Selectmen and Frederick said yes. Chip showed the Board pictures of what is down there now. Chip said he would issue a cease and desist order tomorrow.

**Subdivision Regulations**

Craig asked Tina if the only things that were added were the driveway standards and the fees that were changed were added and Tina said yes.

John asked if they discussed the definition of substantial completion and was told yes.

Frank said he printed out a description from 2007 regarding vesting.

John said he would like to see a definition of substantial completion. Neal said it is in zoning. Craig said it needs to be moved to subdivision. Craig said he would assume it would go under Section 2.5. The Board talked about Section 8.2. Neal said he thinks they should have already made changes to Section 5.1. Craig said Section 3.2 Words - he has a question mark beside abutter. Neal said he has a question on Section 3.1 Usage (d). Craig said we need to update the definition of abutter to match the RSA 672:3. Frank said page 15 c, question about self-calling. Frederick said if the improvement ceases, the bond still needs to get paid out for some reason, it can still be accessed. John read from NH Municipal's website "some banks are willing to issue letters of credit that are self-calling, that is the bank obligates it's self to automatically send the specified sum to the municipality on a specified date unless the bank is notified that the required improvements have been completed." Craig said he has something written down it just about every section. The Board talked about Section 3.12.

Craig appointed Bruce as the active chair for February 25, 2016 meeting if Craig, Frank or Neal is not in attendance.

#### **IV. Adjournment**

Frederick motioned to adjourn at 8:30 pm. John seconded. Motion passed. 5-0-0

Respectfully submitted,

Tina Ripley  
Minute Taker