

WEARE PLANNING BOARD
Final Minutes of the Meeting
Of November 10, 2016

Present: Craig Francisco (Chairman), Bruce Fillmore (Vice Chair), Neal Kurk (Secretary), Frank Bolton (Member), Tom Clow (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 Chairman Francisco.

II. Conceptual Review

Chairman Francisco said they have a conceptual, but since no one is here to talk about it they will table it for now.

III. Zoning Amendments

Chairman Francisco said he would like to talk about roads and vesting. Mr. Kurk asked if they wanted to talk about something else that is more pressing from a time point of view in regards to zoning amendments. Mr. Kurk said roads are under subdivision amendments and Chairman Francisco said so is vesting. Mr. Kurk asked if they should talk about the zoning amendments due to the timeline? Mr. Kurk said shouldn't we decide now the kinds of thing we would like to propose for consideration at the hearing. Mr. Kurk said it is pretty difficult to have a hearing if there is no proposal.

Mr. Kurk said they had a big discussion with an application regarding a kennel and said he thought there was some sort of sentiment on the Board that they should amend the zoning ordinance to allow kennel operation up to 20 dogs in rural agricultural zone. Mr. Kurk said when the notice goes out for the meeting; one of the things to consider is kennels.

Chairman Francisco said one thing he can remember is the court case regarding signs. Mr. Kurk said he doesn't think the Town of Weare will have a problem with their ordinance. Mr. Clow said the City of Concord has electronic signs, but said he is not sure if they are grandfathered. The Board briefly talked about the size of the kennel. Mr. Clow said he thinks they need more research before they make a decision. Mr. Clow said he thought they were just going to add kennel to the list. Vice Chair Fillmore said he doesn't think there is a law that limits the number of cats people can have. Mr. Vanloendersloot asked about a boarding facility?

Vice Chair Fillmore said in regards to the Mobil issue, Mr. Drescher said in review of the sign limits and said you can't change it, but it has to look and feel like a static sign. Mr.

Kurk said it is going to be lit. Vice Chair Fillmore said it can be turned off at night. Mr. Clow said we have something in the ordinance that states they have to be turned off if the business isn't open, but not everyone follows it. Mr. Vanloendersloot said he thought that got changed so they are open 24 hours.

Mr. Kurk said they have the kennels, signs and in-law apartments to talk about next week. Mr. Vanloendersloot asked what the changes were for the in-law apartment and Vice Chair Fillmore said the state changed it to 750 sq. ft., it can be on any legal dwelling, it still has to meet setbacks and you can't limit the number of bedrooms. Vice Chair Fillmore said with the special exception we were requiring a door off the side and not the front. Mr. Kurk asked if they required an access between the accessory apartment and the main residence? Mr. Kurk suggested the Chairman Francisco check with the Southern NH Planning Commission to see if they need to make changes to their ordinance and if so, do they have any suggestions.

Mr. Vanloendersloot asked why an in-law apartment has to be attached? Mr. Kurk said you would then have to have residences on one lot. Mr. Vanloendersloot said it is no difference than a duplex and Mr. Kurk said you need double the acreage. Mr. Kurk said this wouldn't require additional acreage. Mr. Clow said if a garage was in fact used as a garage and you put the apartment over the garage then it would be different if you had a garage and turned it a dwelling for grandma. Mr. Clow said an argument could be made that the garage is already part of the dwelling, attached or not, you are putting an apartment over the existing garage.

The Board talked about the site plan review being updated with the dates. Ms. Ripley said she would check on it. The Board briefly talked about the Zoning Ordinances and make sure they have the correct version.

IV. Subdivision Regulations

Roads – Vice Chair Fillmore said most towns have their information in a table instead of a paragraph since it is much easier to read. Vice Chair Fillmore said he put all their standards into the table and said anything that is highlighted is new. Vice Chair Fillmore said what we were calling arterial roads are not really arterial roads and said they don't have a lot of arterial roads. Vice Chair Fillmore said he doesn't think they have an average daily trip in their regulations. Vice Chair Fillmore said he thinks the table look is a good idea since it is easier to look at. Vice Chair Fillmore said even if they don't modify the pavement width, a way to make things seem more rural is make the tangent tighter instead of 200' make it 100'. Mr. Vanloendersloot said from a maintenance point of view wouldn't it make more work. Chairman Francisco said he is sure they would prefer straight roads.

Chairman Francisco briefly went over the list that Mr. Clow handed out a while back. Mr. Kurk asked if someone is going to work on the tangent distance and Chairman Francisco said he would. Mr. Kurk said he thought at one point Tim Redmond said it would be cheaper to have dirt roads.

V. Adjournment

Mr. Kurk motioned to adjourn. Mr. Clow seconded. Motion passed. 5-0-0.

Respectfully submitted,

Tina Ripley
Minute Taker