

TOWN OF WEARE

PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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March 13, 2013 - Meeting Minutes

****DRAFT COPY****

PRESENT: Craig Francisco, Chairman; Frank Bolton, Vice Chair; Neal Kurk, George Malette, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary

GUESTS: Paul Gannon

I: CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:05 pm at the Weare Town Office Building.

II: WORK SESSION:

Conceptual Review, Paul Gannon, Gun Shop in R/A Zone: Paul Gannon of 192 Flanders Memorial Drive, is building a multi-purpose barn on his property and is considering using 1/3 of the space for a gunsmith shop. It will be a general purpose gun repair shop with no employees and no retail sales. Gannon will put up a sign and is aware that there are regulations to follow. Fire function tests will mostly be done inside in a trap; occasionally shooting will be done out back on his property, or off site. There are no size limitations in the RA zone for a home shop, but there are size restrictions for a home business. Gannon's shop will be 15' x 21'. For the full site plan, the board suggests Mr. Gannon include information regarding hours of operation, parking, employees, sign information, and any other relevant information. Chairman Francisco said he would like to see the Holly Hill Road abutters informed even though they aren't technically abutters to Mr. Gannon's property.

Voluntary Merger, William Trower, 135 Mountain Road, Map 410-48 & 410-49.1: Once the lots are merged, lot 410-49.1 will be 31 acres.

Neal Kurk moved to approve the voluntary merger of lots 410-48 & 410-49.1, both of which are owned by William Trower, as set forth in his application, received February 20, 2013; George Malette seconded, all voted in favor.

Voluntary Merger, JMC Land Co., 14 B&B Lane, Map 411-198 & 411-191: This will be a two-step process. The first step is to combine the two lots, and the second step will be to appear before the board on the 28th for a site plan review to add building space to the saw mill. Once combined, Lot 411-198 will be 205 acres.

Neal Kurk moved to approve the voluntary merger of lots 411-198 & 411-191 as set forth on the application by JMC Land Co., dated March 1, 2013; George Malette seconded the motion. Craig Francisco, Neal Kurk, and George Malette voted in favor; Frank Bolton recused himself from this vote.

III: OTHER BUSINESS:

Discussion: 'Certified Site Presentation' from SNHPC: The Planning Board did not get the grant they applied for. In an email from Jack Munn dated March 4, 2013, he said they would like to put aside \$2000 to help with the zoning from the application the board sent in, which would help prepare the maps. SNHPC wants to meet with the board to discuss the regional plan and to give a Certified Site Presentation. Chip Meany will try to set up the meeting with SNHPC for the April 11 meeting to discuss zoning and the presentation.

Frank Bolton, Windmills: Mr. Bolton feels commercial windmills are not sustainable without subsidies and thinks it is a good idea to talk about decommissioning them. Chip Meany says the zoning in town make them impractical to put them up in Weare. What is in the zoning books now only applies to small windmills.

Minutes: Neal Kurk moved to accept the minutes from the January 24, 2013 meeting as corrected; George Malette seconded, all voted in favor.

IV: ADJOURNMENT:

As there was no further business to come before the Board, Frank Bolton moved to adjourn at 8:20 pm; Neal Kurk seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria,
Recording Secretary