

FINAL

Minutes

of the Weare Planning Board
Meeting of September 8, 2011

The meeting, a work session, was called to order at 7:05 p.m. Present were Craig Francisco (chairman), George Malette, Tom Clough and Neal Kurk.

1. McLane subdivision. The chairman mentioned that he had been contacted by a conservation organization about the “no build” restriction on one of the lots in the recently-approved McLane subdivision. He was told that the language might affect the organizations contract to purchase a conservation easement on the property. Should there be no other solution to the problem, it might be necessary for the applicant to ask the Board to review its decision.

2. Enforcing site plan violations. The chairman raised the issue of enforcement of the provisions of approved site plans. The roles of the Board and of the code enforcement officer were discussed. Most members agreed that (a) a site plan review was appropriate when a change of use of a property occurred, even if the use were a permitted one in that district, but no site plan review was required where a change of ownership only occurred and that (b) enforcement of violations of the provisions of an approved site plan was the responsibility of the CEO and the Board of Selectmen, not the Planning Board.

Deb Brown requested to speak and pointed out that her use of her “Pack Rat” property did not constitute a change of use but in fact was a continuation of grandfathered uses on the property. The chairman noted that the CEO had been asked by the Board to review the files to determine if there had been a site plan review of the premises but he was on vacation. The chairman indicated CEO would likely report on the matter at the Board’s next meeting. Tom pointed out that the discussion of specific persons or businesses should not occur without prior notice to the affected parties.

3. Updating zoning standards and site plan review regulations. The chairman noted that our current site plan review regulations needed updating. Paul Morin had volunteered to check statutory references. Tim Redmond was working with a group on revisions to driveway standards. The Board had previously discussed modifications to road construction standards.

4. Approval of minutes. Tom moved, and Neal seconded, approval of the minutes of August 25, 2011. The motion passed unanimously.

The chairman adjourned the meeting at 7:45 p.m.

Respectfully submitted,
Neal M. Kurk, Secretary