



# *Town of Weare Planning Board*

15 Flanders Memorial Road  
Weare, NH 03281  
Fax: (603) 529-4554  
Website: [www.weare.nh.gov](http://www.weare.nh.gov)

## Planning Board

Craig Francisco, Chairman  
Frank Bolton, Vice Chair  
Neal Kurk, Secretary  
Keith Lacasse, Ex-Officio  
Bruce Fillmore, Jr.,  
John VanLoendersloot,  
Alternate

## **PLANNING BOARD – OCTOBER 23, 2014 FINAL MEETING MINUTES**

**Present:** Chuck Bolton, Neal Kurk, Bruce Fillmore Jr., John VanLoendersloot, Code Enforcement Officer Chip Meany and Recording Secretary Wendy Stevens.

**Guests:** Rob Trimble and Chris Francher.

### **I. CALL TO ORDER**

The meeting was called to order at 7:00 pm by Vice Chair Bolton. Vice Chair Bolton acknowledged Mr. VanLoendersloot as a full voting member.

### **II. PUBLIC HEARING SITE PLAN GIOVAGNOLI / FOTTLER, POULTRY BARN FOR A COMMERCIAL CHICKEN FARM AT 332 SOUTH SUGAR HILL, MAP 406-28 IN A RURAL / AG ZONE**

Mr. Fillmore made a motion to continue the hearing until November 20<sup>th</sup>. Mr. VanLoendersloot seconded the motion. Mr. Fillmore added that he would like abutters to be re-notified. The vote was unanimous.

### **III. LOT LINE ADJUSTMENT: Between lots at Map 410-33 & 44, at 83 and 89 Bartlett Drive in a Residential Zone. A Lot Line Adjustment of less than 2, 000 square feet.**

Mr. Francher, applicant, stated he simply would like to get his well onto his property, and both parties have agreed to it. Mr. Fillmore asked is lot 33 growing and lot 44 shrinking? Mr. Fillmore noted that the zoning minimum requirement is now 5 acres and you can't make a lot smaller because it is less conforming. Mr. Francher asked if the zoning had changed since the subdivision had been created and Mr. Fillmore confirmed that it had. Vice Chair Bolton stated the plan would have to be drawn up to make both lots the same size. Mr. Trimble stated they are maintaining the same frontage and back lines. Mr. Meany stated he needs a mylar so whatever plans are required can be processed through him. Mr. Kurk made a motion that we approve the proposed lot line adjustment. There was no second. The motion failed. It was decided that this application should go before the Zoning Board. Mr. Fillmore made a motion to continue the application to December 18<sup>th</sup>. Mr. VanLoendersloot seconded the motion. The vote was unanimous.

### **IV. OTHER BUSINESS**

The September 25<sup>th</sup> minutes were reviewed. Mr. Fillmore made a motion to approve the minutes as written. Mr. Kurk seconded. The vote was unanimous.

The October 9<sup>th</sup> minutes were reviewed. On pg 2, halfway down, check the spelling of assesses. Last paragraph, 4<sup>th</sup> line down, "but they don't want to mitigate on-site or off-site...correct to net loss". Mr. Kurk made a motion to approve the minutes of Oct 9<sup>th</sup> as amended. Mr. Fillmore seconded. The vote passed with Mr. VanLoendersloot abstaining due to absence.

### **ORDINANCE CHANGES**

Mr. Kurk submitted a memorandum regarding possible 2015 Zoning Ordinances. He presented amending Article 19.1.10.1 to reserve in-law apartments for family members only. Mr. VanLoendersloot

what was the reasoning behind that change? Mr. Kurk stated when this was created years ago it was designed to let people help their family members not to allow every house to become a duplex. Mr. Kurk stated a single family house becomes a two family house and that was not the intent of the original changes. Mr. Fillmore suggested changing in-law apartments to accessory apartments to match the zoning regulations.

Mr. Kurk presented point 2, to delete the 50 foot frontage requirement in the R/A district. He presented a third item, to preserve Weare's rural character, to prevent drive-throughs in the Weare Center Village District, and also no building can be larger than the Town Hall. Vice Chair Bolton asked what did it mean "structures not already existing within the Weare Center Village District shall not exceed 85% of that of the Weare Town Hall." Mr. Fillmore stated we really need architectural review authority to address this as an issue. Mr. Meany stated it already exists in the zoning ordinances under the Village District. Mr. Kurk read 22.9 of the Zoning Ordinance and agreed item 3 was not necessary.

### **IMPACT FEES**

Vice Chair Bolton opened a discussion on the Impact Ordinance. He stated 8 of 13 towns in the Southern NH region do utilize impact fees, and he stated fees run from \$1,200 to \$8,500 with them averaging around \$4,500, which was a lot more than initially presented. Mr. Kurk and Vice Chair Bolton stated they thought it should be included on the list. The board agreed it should be carried forward.

### **V. ADJOURNMENT**

Mr. VanLoendersloot made a motion to adjourn the meeting at 8:00pm. Mr. Kurk seconded. The meeting was adjourned.

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A true record,

*Wendy J. Stevens*