



Town of Weare Planning Board

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Planning Board

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

PLANNING BOARD – NOVEMBER 20, 2014 FINAL MEETING MINUTES

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

Guests: Jack Dearborn and Eldon Townes.

I. CALL TO ORDER

The meeting was called to order at 7:00 pm.

II. PUBLIC HEARING

CONDITIONAL USE APPLICATION: MICHAEL ALBERINO CONSTRUCTION OF A DRIVEWAY WITH MORE THAN A 10% PITCH AT 746 RIVER ROAD, MAP 409-90 IN A RESIDENTIAL ZONE

Mr. Townes stated he is filing for a Conditional Use Permit for Mr. Alberino's driveway. The gentleman bought the property and his existing driveway was on the abutter's land as well as the septic system. They need to move the driveway, and he presented a plan. In order to meet the 15% grade, he proposes to raise the bottom of the driveway. Chairman Francisco asked how much fill at 140? Mr. Townes responded at the deepest point it is going to be two feet, which is a substantial amount of fill and it will be lengthening the driveway as well as raising it at the same time. He added he has a letter from Chief Vezina stating they need a 15% slope in order for the firewards to be satisfied. Chairman Francisco recommended a site walk. Mr. Fillmore agreed. Mr. Kurk asked why did the problem arise? Mr. Townes responded the situation arose after the new owner purchased his property. Mr. Kurk asked about the septic. Mr. Townes stated that the septic was moved in September and it is approved by the state. Mr. Townes stated the house is already in a hole, on ledge, and bringing the driveway to a 10% slope will create a situation where it will direct water into the house.

Chairman Francisco invited the public to speak, there was no one. He closed the public hearing. The site walk was scheduled for Saturday, December 6th at 11 a.m.

Chairman Francisco made a motion to continue the hearing until December 11th. Mr. Kurk seconded. The vote passed unanimously.

III. CIP COMMITTEE PRESENTATION TO THE BOARD

Mr. Dearborn presented a CIP document. He explained that any item proposed to be purchased by a town department valued over \$15,000 is considered a capital item. He explained that all of the budget requests that come in for this year, they also list the balance of the capital reserve funds and they ask people to plan out to 2020: 6 years out. All of this information has been boiled down and page 6 and 7 contain all of the raw inputs and they work to see which ones should remain and which should be removed. He stated this year the police requested two cruisers. Mr. Kurk asked why are we buying \$50,000 vehicles. Mr. Dearborn stated Crown Vics are no longer made and police gear used to be transferrable. Now they are looking at Tauruses and that requires the purchase of all of the police gear needed for a police cruiser. Jack Dearborn stated the cars are \$34,000 without the additional equipment. So they are basically paying the price for a platform change. Mr. Dearborn added he has been working with acting Chief Kelley to gather the information and numbers. Mr. Kurk asked why do the police patrol private roads? Mr. Dearborn stated they do not patrol private roads however they do

respond to calls. Mr. Dearborn stated the Durango will not pass inspection due to rust. He added there was a request for an ambulance, communications, and a washer/dryer. He stated a \$20,000 washer/dryer is used to wash turnout gear/ jackets and pants. It removes carcinogens, grease, contaminants, etc. It includes a drying rack. Mr. VanLoendersloot asked if they were considering just putting a new chassis on the ambulance if the box is still good. Mr. Dearborn stated they did not ask, and the ambulance has been in operation for 11 years. Mr. VanLoendersloot asked what was the trade-in value? Mr. Kurk asked if they appropriate funds for the new ambulance, where does the money go if they sell the old ambulance? Ms. Stevens stated from what she has gathered at the Board of Fireward meetings she thinks they are aware when vehicles are sold, funds go back to the general fund.

Mr. Dearborn shared information regarding the communications link with a \$52,000 item to change communications over to secure internet voiceover IP methods rather than radio methods. He added that sometimes the radio communication fails. Mr. Dearborn shared information for fire and police regarding their two way radio systems on their person. Unless they are near their vehicles, they lose their communications by roughly 20%. A repeater has been requested to ensure there is no loss of communication. Mr. VanLoendersloot asked if the \$52,000 was all inclusive for the voiceover IP system, as well as the other items discussed, and this is the total price for them to be installed on all of the vehicles? Mr. Dearborn stated yes, and Chief Vezina has it all on file.

Mr. Dearborn presented public works items. He stated the grader is new this year, they are considering a lease situation. A warrant article has been written to build a new public works garage and for 2 or 3 years now it has been voted down. This year they are asking for \$40,000 to do the engineering work, with is for plans for architectural drawings, mechanical, electrical and structural information so that they can get bids for more specific plans. He mentioned the trash trailer needs replacing due to rust. He noted a few other things needed by DPW.

Mr. Dearborn stated Park & Rec is requiring machine work for Bolton Field. They are asking for machine work to do spreading and create drainage ditches, as well as increase parking by 150 parking spaces. (\$65,000). Vice Chair Bolton asked where did the \$65,000 come from? Mr. Dearborn responded in order to provide the machine work, it was \$33,000 for the excavation and dressing of the fields and \$17,000 of that is material and it is broken up in two components. Vice Chair Bolton asked if you could get the town to do the work. Mr. Dearborn stated he doesn't think DPW has that surplus of manpower and equipment. He added that this will extend the soccer field

Mr. Dearborn stated the library is looking to determine the need and affordability of a library expansion.

Mr. Fillmore mentioned that since the Planning Board is potentially creating impact fees in the future, it is imperative to have an effective CIP Committee that continually manages projections five years out. He stated the CIP has to be ironclad in order for an impact fee program to work. Mr. Dearborn stated they work on a spreadsheet that projects ten years out and they work with all of the departments. Chairman Francisco stated that the ten year plan has to be projected by each road in order for the impact fee to work. Mr. Fillmore made a motion to recommend the CIP to the Board of Selectmen as presented. Mr. Kurk seconded. The vote passed unanimously.

Mr. Meany exited the meeting at 8:27 pm.

IV. SECOND PUBLIC HEARING TO DISCUSS CHANGES TO THE WEARE ZONING ORDINANCES.

Mr. Kurk asked if revisions were being reviewed by legal counsel, Chairman Francisco replied yes. Mr. Kurk pointed out that the board has not had a chance to go over the impact fee language.

Article 29.7.2.1, the Aquifer Protection Program of the Zoning Ordinance was reviewed. Chairman Francisco stated he looked at three different towns and brought language into the ordinance. He added that this language sets criteria for the Planning Board to approve Conditional Use Permits. Chairman Francisco discussed changing shall to should in 29.7.2.1 line #2; "Application for a Conditional Use Permit shall be made on forms supplied by the Planning Board and ~~shall~~ should include a narrative

and/or site plan containing the following information...” .

Mr. VanLoendersloot stated to place a space in line #5 after 29.11. Mr. Kurk asked if these changes undermine the aquifer protection zone? Chairman Francisco stated no as in 29.7.2.3 points to purpose and performance standards.

Mr. Kurk read 29.7.2.3 “...The Planning Board shall consider all relevant facts...and find that to the extent possible, the project avoids and minimizes impacts.” Mr. Kurk stated he thought “to the extent possible” did not hold an applicant to any standard, that it gave them an out and he wasn’t sure that he understood what it means. He recommended taking those phrases out.

Chairman Francisco stated that 29.7.2.1.1.1 and 29.7.2.1.1.2 should be stricken regarding truck and auto repair facilities and blasting of bedrock.. Mr. Kurk stated 29.7.2.2 “Proposals for Conditional Use Permits...” should be removed. Chairman Francisco agreed.

Mr. Kurk stated he thinks the ordinance changes should be reduced and made simpler for people to understand. Chairman Francisco was not sure legally if we could do that. Mr. Kurk thought perhaps a form could be utilized as a separate piece in order to simplify the ordinance itself. Mr. Kurk suggested a subsection “the standards that will be used and the requirements of them”, and then list them.

The board agreed to keep 29.7.2.3.5 (the Conservation Commission part of the paragraph). Chairman Francisco will make edits to the changes regarding section 29.

Section 28 was reviewed.

Ms. Stevens asked Chairman Francisco is he had received Mr. Najjar’s edits regarding the buffer. Chairman Francisco stated he had received it and needs to locate it again. Mr. Kurk stated things are being asked to be allowed that are currently banned and would have previously required a variance. Mr. Kurk asked about compensatory mitigation in 28.10.5.1.1, and Chairman Francisco said DES would take care of this before the town would.

Mr. Kurk stated in order to make this comprehensive, we should have on section with exemptions, another with criteria, another with standards – all organized in their own sections.

Mr. Kurk recommended waiting until the 25/50/75 foot issue gets passed or not, then address these ordinance changes later. He stated that the proposed ordinance changes would take a substantial amount of editing and he thinks it makes more sense to wait.

Mr. Kurk stated he wanted the Conservation Commission to review these documents and did not want the Planning Board going in a different direction than the Conservation Commission.

Mr. Kurk asked regarding the impact fee schedule article. Vice Chair Bolton will contact Jack Munn regarding seeking article language.

V. OTHER BUSINESS.

VI. ADJOURNMENT

Vice Chair Bolton made a motion to adjourn the meeting at 9:53 pm. Mr. Kurk seconded the motion. The vote passed unanimously.

.. ...
A true record,

Wendy J. Stevens