

DRAFT

WEARE PLANNING BOARD

Minutes of the Meeting

Of June 11, 2015

Present: Craig Francisco(chairman), Neal Kurk(secretary), Bruce Fillmore, John Vanloendersloot(alternate), Chip Meany(Land Use Coordinator), Tina Ripley(Minute Taker)

I. Call to order.

The meeting was called to order at 7:00 p.m. by Chairman Craig Francisco.

II. Conceptual Review.

There were none.

III. Sign. –

Craig Francisco said that Mark Phillips has an auto place in a commercial district and Iving Jackson has a place on Route 114 in commercial district. They started out saying what do you like. Mostly it was wood signs with interchangeable letters. Bruce asked if it was LED's, like Country Threes. Craig said no, like mobile signs. John said everyone was against the electric signs. Craig said the signs are up in size. Chip said changeable signs that are portable should not be allowed. Chip said you could have a sign board like the Legion or the High School with changeable letters and present a different message. Chip said the trailer kind should be left out. Craig said he didn't think it was their intent to leave the trailer kind in there.

IV. Open space encroachment.

Craig said that Bruce mentioned the open space encroachment at Brookshire at the last meeting. Craig said he went to the Conservation Commission meeting and they are going to check with the attorney to see if they can do the lot-line adjustments. Neal Kurk asked if the encroachments were significant in any way or are they technical encroachment? Bruce said there were a couple significant ones. Neal Kurk asked what significant means? Craig said driveways. Bruce said driveway on town property for example. Craig said a shed on town property. Neal asked what the significant square feet was? Craig said he didn't know. Neal asked if they were intentional or unintentionally encroachments? Craig said he thinks they are unintentionally encroachments.

V. Zoning ordinance.

Craig said the Conservation Commission did make a recommendation to change the Zoning Ordinance where the Conservation Commission does not hold an easement. Page 37. If the Town holds a conservation easement, the Conservation Commissions is obligated to granulate the boundary every year to check for encroachment. They are not doing that, they don't have the time nor do they want to do it. Craig read part of the

ordinance. Craig said the Conservation Commission wants to cross out The Town in the third line. Craig said they don't want to hold a conservation easement. Neal asked if all the easements would go to a conservation organization like PLC or Forest Society? Craig said yes or even Fish and Game. Neal said he knows the Forest Society will not accept an easement unless there are funds set aside for stewardship. Chip said he didn't think Fish and Game would take them. Neal said PLC would probably take some but they are limited.

27.3.1 ó After consultation recommendation of the Conservation Commission the Planning Board may require a subdivision be proposed as a cluster development. Craig said if a development couldn't a conservation organization to hold a conservation easement, it would force the Town to own it. Neal asked if the Conservation Commission would have felt the same way if there were stewardship fund? Neal said in all cases, so if the Town held the land not in fee. Bruce said he thinks they are wise enough now to request a stewardship fund if the easement was theirs. Craig said the consensus was no way they wanted to hold a conservation easement. Neal said that was because they didn't want the responsibility of the stewardship. Neal said what would happen if the funds would enable us to pay someone to do that kind of work that the Conservation Commission doesn't have the time to do? Neal said the same approach as PLC and the Forest Society take, they hire people. Bruce said they have hundreds of easements and have money and someone on staff. Neal said if the fund is sufficient we could hire someone to go out once a year. Craig said he would ask the Conservation Commission.

Craig said there are at three to four subdivisions that the Town has title to the open space, like Duck Pond, SHB, Durgin, 50 open spaces deeded to the Town. Craig said because the roads haven't been built and the lots haven't been sold nothing is monumented. They don't know where or how to find the boundary lines of the open space. Neal asked if there were any encroachments? Craig said that is unknown, but probably not at SHB. Craig mentioned section 8.6 ó Monuments ó add öboundary lines are the dedicated open space, shall be blazed and monumented prior to recording of the plan.ö

VI. Other business.

Chip suggested they discuss strategy for the upcoming month. Chip said he and Craig talked earlier, since there were no applications, having no meeting at the end of this month on June 25th. Chip said at our next work session we discuss the zoning ordinance, raising of the fees, the filing requirements ó such as the preprinted rules, conditional use permits. Chip said July 9th would be the next meeting with a public hearing. Chip said they were going to have to discuss the changes to the zoning regulations for signs and wetlands.

VII. Minutes.

Jon said there were only two issues he saw: 1-page 2:to-coated should be top-coated and 2- questioned the motion to adopt. Neal said you adopt the motion, pass the motion. Jon said he didn't know that was the proper term for it since nothing was really adopted, it was continued. Neal said the motion was to continue the site review. Neal

said we could have said the motion passed instead. Craig made a motion to accept the May 28th, 2015 minutes with the correction on top of the second page with the word to-coated be changed to top-coated. Bruce seconded. Motion passed.

Craig motioned to accept Jon as a voting member. Bruce seconded. Motion passed.

Bruce moved to accept May 14th, 2015 minutes. John seconded. Motion passed.

VIII. Adjournment.

Jon moved, seconded by Bruce, the meeting adjourned. The vote was 4-0, and the meeting was adjourned at 7:45p.m

Respectfully submitted,

Tina Ripley
Minute Taker