

FINAL



**WEARE PLANNING BOARD
MEETING MINUTES
November 12, 2020**

PRESENT: CRAIG A. FRANCISCO, CHAIRMAN; BRUCE FILLMORE, JR., VICE CHAIRMAN; NEAL KURK, SECRETARY (via phone); WILLIAM STOCKHAUS, ALTERNATE; JOHN (JACK) MEANEY, EX-OFFICIO; KELLY DEARBORN-LUCE, LAND USE COORDINATOR

GUESTS: Jack Dearborn, Arie Lantiegne, Adam Lantiegne, Mike Lantiegne, Bill Iannazzi, Mike Snow

I. CALL TO ORDER

The chairman called the meeting to order at 7:00 PM, then explained due to Covid-19 orders from Governor Sununu's Stay at Home 2.0 directives, the meeting will be conducted with appropriate guidance and layers of protection. The chair appointed Alternate Stockhaus as a voting member for the meeting.

II. DISCUSSION

A.) Conceptual

Aric Lantiegne, AG Paintball, 158 Deering Center Road, Weare, NH. would like to discuss his site plan review. Aric Lantiegne is in the process of being licensed by the State for beer, wine and a food concession trailer at this property.

Aric Lantiegne is also looking to expand the parking area by 50 spaces. Chairman Francisco asked if someone delineated the wetlands. Aric Lantiegne replied, Meridian Land Services, Amherst, NH. Chairman Francisco stated there has to be a 25' undisturbed buffer around the wetlands. Aric Lantiegne replied the ones on the left are manmade. Chairman Francisco responded that does not matter.

The Board asked for a Site Walk. Scheduled for Thursday, November 19th at 3:00pm.

Vice Chairman Fillmore asked, referencing the Site Plan, if the numbered flags marking where the wetlands are located are still up, numbered. Aric Lantiegne answered maybe, he was not sure. Bill Iannazzi stated the flags were done three years ago. Vice Chairman Fillmore stated they are convenient because the soil scientist numbers them, following along with the plan.

Bill Iannazzi came forward asking the Board for clarification as to why they have to come before the Board with a site plan. He stated the structures, player pits, are movable and he made an application for a permit for them. He continued, it was brought to his attention he needed a plan.

Aric Lantiegne asked the Board what makes the player pits a structure vs. not a structure. Why do they need a plan?

Chairman Francisco mentioned the parking expansion on the Site Plan. Aric Lantiegne replied, the parking that Chairman Francisco is pointing to was there since the 1990's, existing since Tom and Cynthia Cook owned the property. Chairman Francisco explained, that parking has not been used in years, there have been expansions prior. Aric Lantiegne stated his expectation, from the previous owners having met with the town's previous Building Inspector, was he was covered from being permitted back then. In particular, a Lazer Tag feature, a type of building to hide behind, built to code with a building permit.

Aric Lantiegne asked for clarification from the Board on what requires a building permit and site review. Chairman Francisco read the definition, essentially, a structure enlargement/development of 100 sq.ft., along with modifications to a previously approved Site Plan and a 200 sq.ft. or greater expansion of a parking area/driveway requires a Site Plan for review.

The Board explains the importance of a Site Plan as it relates to wetlands and traffic. A plan can have designated areas and zones pertaining to the activity.

Bill Iannazzi mentions the required 25' buffer, his concern is the artificial turf field in question has been in use since 2009. Chairman Francisco declares a variance is required. Aric Lantiegne shows a Site Plan from 2008 that depicts the fields. Bill Iannazzi asked what needs to be done so parking can be expanded, erosion control measures in place during construction. Chairman Francisco replied yes.

Bill Iannazzi then asked for requirements for his catering trailer with a custom kitchen he has on order that has been processed with the State. Chairman Francisco questioned if this was a mini restaurant for customers. Aric Lantiegne responded it a private catering concession for customers. He plans on offering beer and wine as well. A mini mobile trailer, customized as a commercial kitchen. No permanent hookups to power, septic or well water. It has a self-contained gray water tank, to be pumped out. Potentially, its own water tank and filtration system to be accessed from the onsite well. Chairman Francisco asked if the range hood/grill will face Route 149. Aric Lantiegne answered yes. Chairman Francisco stated his concerns are water and septic, to get verification from the State. Aric Lantiegne commented there is no requirement for their application of a mobile food unit from the State for either. Vice Chairman Fillmore to look into this as a mobile kitchen cannot operate more than 20 days/year without permits.

B.) CIP Committee Chair Jack Dearborn (Capital Improvement Plan) discussion

Chairman Dearborn presented the 2021 Capital Improvement Plan. He began by thanking his committee members, Town Administrator Bolton, Finance Administrator Rouse and Land Use Coordinator Dearborn-Luce. A handout was presented depicting the next two year department requests along with a six year projection. He explained, the request type by department, priority dollar wise, how paid, impact to taxes, any offsetting to the Capital Reserve, urgent requirements, bonds for long-term debt and when they are done. Short term lease on the ambulance and grader are exhausted.

Notable expenses as follows:

Fire Department: 2023 - a new ambulance, 2025 - \$500,000.00 for a new fire engine, to come out of the Revolving Equipment Fund. 2021- \$20,000.00 from the Special Revenue Fund for seals and rebuilding components.

Police Department: \$61,000.00 for a new Tahoe this year

DPW: a new 10 wheel dump truck, \$115,000.00 trash trailer, bridge improvements and abutments, road reconstruction

Library: AC Units

Multi-Department: radio communication system upgrade study

2021 Tax Impact \$1.35/\$1000.00, 2020 Tax Impact \$1.39/\$1000.00

Secretary Kurk asked what is the total amount to be raised by taxes under the current proposal vs. the amount that was raised by taxes last year for Capital Budget items. CIP Chairman Dearborn replied 2021 \$1,201,140.00, last year \$1,222,392.00 which is roughly \$21,000.00 less.

Chairman Francisco asked for any other comments. There was none.

**Vice Chairman Fillmore moved, Alternate Stockhaus seconded to forward the CIP to the Selectmen for inclusion in the town warrant as presented by the CIP Chairman.
Passed 3-1-1 Secretary Kurk - no, Ex-Officio Meaney – abstained**

III. MINUTES

October 22, 2020 Minutes: tabled

IV. WORKSHOP DISCUSSION

Review of Subdivision Regulations & Revisions

- to check with Fire Chief Vezina regarding dry hydrants
- request for plans to be submitted by PDF, application to change
- applicant required to send a PDF and required copies

Private Road/Conditional Use Ordinance

Chairman Francisco wrote a draft to be reviewed by the Board of Selectmen on how to create a private road.
Zoning Amendment discussion:

- private road criteria to help control the condition from too much building
- new houses being built should have some responsibility to bring the road up to specifications to help road conditions
- conditional use permit allows the planning board to review the road conditions

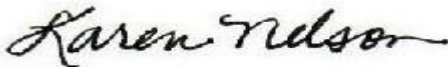
V. NEXT MEETING

Thursday, November 19, 2020, 7:00 PM at the Town Office building.

V. ADJOURNMENT

The meeting adjourned at 9:25 PM.

A True Record



Karen Nelson transcribed from
You Tube Recording and notes