

FINAL



WEARE PLANNING BOARD
MEETING MINUTES
March 10, 2022

PRESENT: CRAIG A. FRANCISCO, CHAIRMAN; BRUCE FILLMORE, JR., VICE CHAIRMAN; FRANK (CHUCK) BOLTON; WILLIAM (BILL) STOCKHAUS, SECRETARY; PAUL GANNON, ALTERNATE; NAOMI BOLTON, INTERIM LAND USE COORDINATOR

ABSENT: RAY MENARD, ALTERNATE

GUESTS: None

I. CALL TO ORDER

Chairman Francisco called the meeting to order at 7:00 pm. and welcomed those present to the March 10, 2022 meeting of the Weare Planning Board.

II. WORK SESSION:

Discuss the outcome of the article for the funds for the Master Plan:

Chairman Francisco stated that the Master Plan article for \$20,000 did not pass. Frank Bolton asked what Southern NH Planning will do for us? There are things that they can do for the Planning Board but it will come with a bill, which there are no funds for. Secretary Stockhaus asked if there are things that the Board could undertake ourselves. This is a huge undertaking for a volunteer board. The Master Plan was last updated in 2006. In 2006 Southern NH Planning orchestrated a charrette in which the Town participated in brainstorming what they wanted Weare to look like. The plan with the \$20,000 was to have roughly a third of the plan updated with some professional help. Town Administrator Bolton asked if there was a section that the board wanted to work on during their work sessions. The Board felt that would be too big of an undertaking to do it professionally without funds. Secretary Stockhaus asked if there was an education piece that should take place prior to next year's warrant. At this year's deliberative session there was support from those present to have it done. Frank Bolton stated that the first thing that needs to happen is get the Finance Committee behind it. Town Administrator Bolton stated that next year it would be beneficial to have a Planning Board representative attend the Finance Committee meeting just like the department heads do so that any questions could be answered first hand. The Finance Committee was a split vote to not recommend. There was a suggestion that the Planning Board could hold additional educational forums throughout the year to prepare for next year's warrant article.

III. OTHER BUSINESS

Calendar of meetings/work for the balance of 2022:

The Board discussed some possible zoning amendments that could be worked on during this year's work sessions. Vice Chairman Fillmore stated that one thing he would like to see worked on a better mixed use ordinance and to come up with where mixed use could be established in Town. Chairman Francisco stated that he had three ideas. One is private roads. We passed an article two years ago in zoning for private roads. The

intent was to create a private road with conditional use permit. There was something previously stated in the ordinance that you can't build a private road so the conditional use permits didn't mean anything. One suggestion is to expand on the conditional use private road and secondly get rid of the conflicting part of the article to clean up the conflict. Chairman Francisco is currently working on a project in another community, similar to Weare who has had zoning about the same length of time. It involves a creating a private road with 2 bedroom condominiums. The Town would not maintain the road. It would be a condominium association that owns the road, similar to Collins Landing. The Board discussed work force housing and the logistics of having that in Weare. Second is the wetlands ordinance changes that were started but not completed. The third is a possible change to article 14.2 to allow 2 – 2 bedroom homes versus 1 – 4 bedroom home. The Board felt that if they could work on and accomplish at least 2 of them this year that would be an accomplishment.

The Board talked about the possibility of doing or funding any work for the Master Plan. There are no fees that directly can be set aside for the Master Plan work. All the fees that are collected from subdivisions, lot line adjustments and site plans reviews go into the general fund. There are currently 10 sections of the master plan. The one section that has been brought up to board members is the transportation section. Several members of the Board are not in favor of working on it. For example, Vice Chairman Fillmore stated that if you look at the Master Plan section regarding the Fire Department, the scope of work for that department is shifting from putting out fires to rescue and emergency services especially as the community ages. For that reason and others, professional help to do upgrades is certainly necessary.

Selectmen Jack Meaney joined the Board at 7:49 PM.

Chairman Francisco stated that he doesn't want to take a chapter and do a partial job, come back next year for funding and it get turned down because the Board worked on it. Frank Bolton asked why transportation? Chairman Francisco stated that the volume of traffic has certainly changed in the last 16 years, which has impacted some areas more than others.

The Board briefly mentioned SB246 & SB250 regarding private roads that is working its way through the state.

IV. MINUTES

February 24, 2022 Minutes: Secretary Stockhaus moved, Vice Chairman Fillmore seconded to accept the minutes of February 24, 2022 as written, passed 5-0-0

V. NEXT MEETING

March 24, 2022

Being there was no further business to come before the Board, Chairman Francisco moved, Jack Meaney seconded to adjourn the meeting at 8:05 pm. Passed 5-0-0

A True Record

Naomi L. Bolton

Transcribed from notes and
You Tube Recording