

DRAFT



**WEARE PLANNING BOARD
MEETING MINUTES
July 13, 2023**

PRESENT: Craig Francisco- Chairman, Bruce Fillmore- Vice Chairman, Benjamin Knapp- Ex-Officio, Pastor Bill Stockhaus, Ray Menard- Alternate, Paul Gannon- Alternate

ABSENT: Frank Bolton, Jack Meany, and Dani-Jean Stuart

TOWN ADMINISTRATOR: Naomi L. Bolton

GUESTS: Anthony Costello, Kathy Bailey, Neal Kurk, Jessica Bailey, and Kathy Bailey

Chairman Francisco called the meeting to order at 7:00 PM and appointed Ray Menard to sit as a full member in place of Frank Bolton.

CONTINUED- Site Plan Review: Anthony Costello with AC Engineering stated he is representing Gunner Dunn LLC for a Site Plan for a storage facility for their gutter company. Mr. Costello went over the outstanding items from the May 25th Meeting. The first item addressed the distance of the wetlands to be shown on the plan notes as discussed at the ZBA. Mr. Costello said this was not a condition of approval from the ZBA and was not sure if this was still something the Planning Board wanted. Chair Francisco said he thinks it should be in the notes on the plan. Mr. Costello added note seven to the site plan specifying that there will be Knox boxed on the gates. Mr. Costello said that he will add the septic approval date and number under note twelve and the same with the updated DOT curb cut. The area that is disturbed in the State's Right of way will be loamed and seeded as stated in note number seven. The water line was changed from a two-inch water line to a one-inch water line. Mr. Costello said that he did send out the water detention pond for review to Keach Nordstrom and their comments did not address the outlet of the detention pond. Mr. Costello said that he has made changes to the plan that Keach Nordstrom addressed but there are still some he needs to change. Chair Francisco said he spoke with Code Enforcement Officer and he will not need a special exception for the parking. Mr. Costello said the wetland stamp will be added to the plan. Note number eight on the plan refers to the signage that adheres to the ZBA requirements. Mr. Costello said he can add the radiuses for all the curves and flares like suggested if the Planning Board feels it is necessary. Vice Chair Fillmore said if they are going to be paving the area then the curves and flares radius should be shown on the plan. Mr. Costello said pavement markings and signage for proposed accessible parking spaces details were added to the sheet. Mr. Costello said he does not agree with adding a one-way-only sign or do not enter. It's going to employees only and it is going to be minimal and will only get deliveries about once a week. Chair Francisco said it is only 120 feet so you will be able to see vehicles coming and going clearly and agrees that the sign is not necessary. Mr. Costello said the labeled grading and utility sheet has been added to sheet two. Mr. Costello said the owners or the site person will verify the thirteen-and-a-half-foot elevation difference. Mr. Costello said that the engineer is looking for ADA-compliant access to the front of the building, and would like spot elevations to be added. Mr. Costello said he does not feel like that is necessary because the carpenter is going to be able to build it on-site. Chair Francisco asked that he put the elevation on the ADA ramp. Mr. Costello said that would be okay. Mr.

Costello lowered the inlet and outlet by half a foot for the small culvert crossover. Mr. Costello added the three spot elevations at the beginning and end of the swale expansion. Mr. Costello said the concrete rear construction should specify the installation with appropriate bedding material that has been modified at six inches of stone underneath the v-notch wear. Mr. Costello said item nine talks about exterior lighting we discussed this at the last planning board meeting. The light will be removed from the plan. The dumpster pad was added to the plan. Chair Francisco asked about the existing structures on the site. Mr. Costello said they will be removed. Chair Francisco asked Mr. Costello to add a note stating that the structures will be removed from the property. Chair Francisco stated the legend needs to change the silk fence to silk socks. Chair Francisco asked that landscaping be provided behind the sign.

Chair Francisco opened public comment at 7:27 pm. No public comment, Chair Francisco closed the public comment at 7:27 pm.

Vice Chair Fillmore motioned to conditionally approve the site plan for Gutter Done with the following conditions;

- 1. Language to expand on the ZBA not and approval number;**
- 2. DOT curb cut permit on plan;**
- 3. DES septic approval and approval number;**
- 4. Add text on the ramp;**
- 5. Note for landscaping behind sign;**
- 6. Wetlands stamp on plan;**
- 7. Silt fence to be changed to silt sock;**
- 8. Pavement radius to be shown on the plan;**
- 9. Existing building to be removed after storage facility is built.**

Seconded by Mr. Menard. Motion passes 5-0-0.

Conceptual Hearing: There was a no-show for the conceptual hearing for Beckley.

Conceptual Hearing: Kathy Bailey of 35 Daniels Road said she operates a shelter for animals in the basement of her home. She has been doing it for about five years and came before the Town five years ago and asked for permission. Ms. Bailey had to do that to satisfy the Department of New Hampshire

Department of Agriculture. Ms. Bailey did not renew her license because she was not fostering more than 29 dogs at a time. She has six dogs at a time and is a non-profit 501-3: c. She has a veterinarian that comes and vets the dogs before they are adopted. Vice Chair Fillmore asked if she ever has more than six dogs at a time. Ms. Bailey said she has taken ten dogs at one time but it is a lot of work. Chair Francisco asked if there is dog waste in the basement. Ms. Bailey said all the dogs go to the bathroom outside.

Pastor Bill Stockhaus moved to approve the shelter for Hearts and Tails Animal Alliance. Seconded by Vice Chair Fillmore. Motion passes 5-0-0.

Master Plan: Pastor Bill Stockhaus felt as if this is not a plan but more of a report. A plan is something you implement. Pastor Bill Stockhaus said page 269 has actionable times. Some of the things that Pastor Bill Stockhaus saw specifically dealing with housing needs. These projections for our present population were excessive and the growth has come to at least a steadily slower Pace than we were experiencing between 1990 and 2000 and 2000 and 2010. The current population is 9072 in 2020. Back in 2003 3274 surveys were distributed with only 315 returns for responsiveness. The response rate was only 9.6%. Chair Francisco suggested updating the survey to resend out to residents. Pastor Bill Stockhaus asked about an Impact Fee Ordinance. Chair Francisco said they have talked about it numerous times and it is a lot of work. If someone does a subdivision you only get so much money that is earmarked for so many years and then it must go back if it is not used within the time frame, causing someone within the town to pay close attention to the account. Pastor Bill Stockhaus said there is a section to amend the Site Plan regulations to require developers to participate in roadway improvements caused by new development. Chair Francisco

said that is more subdivision regulations than that is site plan regulations and should be changed to subdivision regulations. Pastor Bill Stockhaus said there is a reference to improve sidewalks in the village center, which would be hard because it is a state road. DES took care of the Shoreline Protection standards. Chair Francisco said the growth management ordinance is done and does not see where the Planning Board would have any proposed zoning changes. Pastor Bill Stockhaus said he is not sure how the affordable housing chapter works anymore because many people can not afford to build without funding elsewhere even with incentives for contractors to build. Discussion ensued about affordable housing. Pastor Bill Stockhaus suggested coming up with a report with what has been completed and what has not been completed. There needs to be funding to re-evaluate the Master Plan. There is a lot of suggestive material that has already been completed within the Master Plan. Chapters 1,2 and 12 should not be looked at currently. Chapters 3-11 should be looked at.

Being there was no further business to come before the Board, Vice Chair Fillmore made a motion, Pastor Bill Stockhaus seconded to adjourn at 8:45 pm. Passed 5-0-0

ADJOURNMENT

A True Record.

Kearsten O'Brien

Kearsten O'Brien, Minute Taker