



WEARE PLANNING BOARD
MEETING MINUTES
January 25, 2024

PRESENT: Craig Francisco- Chairman, Bruce Fillmore- Vice Chairman, Benjamin Knapp- Ex-Officio, Pastor Bill Stockhaus, Dani-Jean Stuart, Naomi L. Bolton-Town Administrator.

ABSENT: Ray Menard- Alternate, Frank Bolton, Paul Gannon- Alternate, and Jack Meany- Alternate.

GUESTS: Matt Andrick Neal Kurk

Chair Francisco called the meeting to order at 7:00 p.m. Chair Francisco appointed Dani-Jean Stuart as a voting member.

Conceptual Hearing: *Matthew Andrick (Applicant); Whitetail Commercial Development, LLC (Owner); Tax Map 412-202-011; 33 Whitetail Lane. Commercial Zone. The applicant would like to have an automotive repair station with the State of NH Inspection Station.*

Chair Francisco said what Mr. Andrick is proposing is an allowed use. Vice Chair Fillmore said that he looked at the site plan and it is an allowed use. Mr. Andrick said that the state contacted the Code Enforcement Officer and the Code Enforcement Officer told him that he would need to go before the PB. Vice Chair Fillmore said they will make sure that the Code Enforcement Officer knows it is an allowed use.

Zoning Amendments:

Chair Francisco said that he got an email from Tom Carr which had a different methodology from what he had proposed, and Chair Francisco said he has not had the time to review it. Chair Francisco said that he would like to withdraw the amendment.

Chair Francisco made a motion to withdraw the zoning amendment regarding wetland buffers. Seconded by Ms. Stuart.

Pastor Bill Stockhaus said that it should be clear that it is not going forward for 2024 and that they will be working on it for 2025.

Motion passed 5-0-0.

Pastor Bill Stockhaus said he would like to touch base upon a bill that is going before the legislature, the issue before them is not related to that because they have the ordinance in article 37 the PB is just giving a definition, and based on what he reads about that bill it is looking at taking the established road and downgrading it to a private road. This is addressing the issue of establishing a private road from scratch. Discussion ensued regarding the history of article 37.

Vice Chair Fillmore motioned to put amendment two on the ballot. Seconded by Pastor Bill Stockhaus. Motion passed 5-0-0.

Chair Francisco said for the third amendment they are proposing to change article 17.11 to take out the word private road. Chair Francisco said this would allow them to get a building permit on a private road without going to the zoning board.

Vice Chair Fillmore motioned to recommend amendment three to the Board of Selectmen. Seconded by Ms. Stuart. Motion passed 5-0-0.

Vice Chair Fillmore said there are no regulations for campers right now and this ordinance will limit their use sitting on any limit whether it be an empty lot or someone's home to fifteen days in any thirty days. Vice Chair Fillmore said it also speaks about them being used for construction sites and temporary occupancy during the repair of a damaged dwelling for up to a year. Neal Kurk of Mount Dearborn Road asked if a person had a camper and it was on 100 acres and put a for rent sign on the camper what would happen? Vice Chair Fillmore said they would need a special exception. Mr. Kurk asked how they would get a special exception. Chair Francisco said they would need to go to the Zoning Board of Adjustments. Mr. Kurk asked about a Conditional Use permit. Chair Francisco said that he does not think they could do a CUP because it is not innovative land use.

Vice Chair Fillmore motioned to forward amendment number four to the Board of Selectmen for inclusion in the ballot. Seconded by Pastor Bill Stockhaus.

Ex-Officio Knapp said that he understands the reason and agrees with some of the reasons but there are a couple of parts he does not like. Ex-Officio Knapp said the office trailers he knows are being used for business and it would make it hard on them. Vice Chair Fillmore said if the office trailers want to use them on site year-round it should be part of the site plan. Ex-Officio Knapp voiced concerns about the 30 days of a camper being on the property.

Motion passed 4-0-1. Abstention by Ex-Officio Knapp

Chair Francisco closed the Public Hearing at 7:22 pm.

Minutes: Vice Chair Fillmore motioned to approve the January 11, 2024 minutes as amended. Seconded by Ms. Stuart. Motion passed 5-0-0.

Other Business: Pastor Bill Stockhaus said on many different occasions a question came up to whether the PB has been working on a particular item and asked about the amount of time it has been worked on. Pastor Bill Stockhaus asked his fellow board members at what point the PB needs to think about informing others purposefully to say this is what is on the docket, even though they have access to the Town Website and email notification. Discussion ensued on how to provide information on what the PB is working on via website, website email notification, and social media.

Being there was no further business to come before the Board, Pastor Bill Stockhaus made a motion to adjourn, and Ms. Stuart seconded to adjourn at 7:46 p.m. Passed 5-0-0

ADJOURNMENT

A True Record.

Kearsten O'Brien

Kearsten O'Brien, Minute Taker