

DRAFT
WEARE, NH PLANNING BOARD
MEETING MINUTES
September 10, 2020

Present: Craig A. Francisco (chairman), Bruce Fillmore, Jr. (vice-chairman), Neal Kurk (secretary), William Stockhaus (alternate), and Kelly Dearborn-Luce (Land Use Coordinator).
Guests: Stephanie Zydenbos.

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 Rev. Stockhaus as a voting member for the meeting.

II. DISCUSSION

a. CONTINUATION OF LOT LINE ADJUSTMENT

Andrew and Joanne Speilberger and Stephanie Zydenbos for property located at [291/295] on Dustin Tavern Road and [411/33 & 34] in the Rural Agricultural (RA) District. The chair reviewed details of the modified site-plan, making sure all details outlined were fixed, then read aloud a letter from the NH State Subdivision office. He asked for public comments, being none, he closed public comments at 7:07 PM. The vice-chair **moved**, seconded by Mr. Kurk, to approve the revised plan labeled Revision A, dated on 9-4-20 for the Speilbergers and the Zydenbos pending conditions on receiving state sub-division approval. After no discussion, and the lot line adjustment was approved, 4-0.

III. MINUTES

Mr. Fillmore made a **moved** to approve the August 27, 2020, as amended, seconded by Mr. Kurk, and voted in favor by all; 4-0.

IV. WORKSHOP DISCUSSION

- Scheduled site-walk on Hilbren Road for Monday, September 14th at 3:30 PM
- Review of subdivision regulations revisions and private road definition will be continued
- Conditional Use Permit needs to be addressed– a draft will be started, then all can provide input
- Article 3.4.2 Rights of Vesting and Non-conforming use of property (seen on page 9) regarding grandfathering and land, buildings, or structures. The last sentence needs to be fixed, as the definition is very vague. This would be a zoning change suggestion and would call for a warrant article.
- Article 24 of the Zoning Ordinance needs an adjustment with the placement of Article 24.10 Non-permitted uses; it should be shown to reader just after Article 24.3 Permitted Uses, and prior to 24.4 Special Exceptions.
- Chair addressed a plan for short term and storage for pet waste, which needs to be defined.
- Tiny house regulations might need to be outlined in the future
- 22.4.3 page 28 Mixed Use of Residential and Commercial, why not all districts; overlay districts possible solution.

V. NEXT MEETING

Thursday September 24th, 2020, 7:00 PM at Town Hall, 2nd floor meeting room.

VI. ADJOURNMENT

The meeting was adjourned at 7:56 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "C. Provencher". The signature is fluid and cursive, with a long horizontal stroke at the end.

C. Provencher,
Minute Taker
Taken from notes