

DRAFT
WEARE PLANNING BOARD
January 9, 2020
MEETING MINUTES

Present: Craig Francisco (chairman), Bruce Fillmore (vice-chair), Neal Kurk (secretary), Frank Bolton (member), Jack Meaney (Ex-Officio) and Kelly Dearborn-Luce (Land Use Coordinator)
Guests: Gary Fitzgerald, Neil Semple, Collin Semple, Ray Menard, Susan Menard.

I. CALL TO ORDER

The chairman called the meeting to order at 7:03 PM.

II. CONTINUATION OF PROPOSED SUBDIVISION

Continued review of Peacock Hill Road, LLC on Chuck Street [409/154 & 154.1] for three lots in a Rural/Agricultural (RA) Zone.

Mr. Semple explained the following to the board:

- *two lots were approved
- *the well radius and the missing lot line were added
- *approval for construction is noted on the plan
- *still awaiting dredge and fill approval
- *wetland permit plan was reviewed and approved

There was no public comment, therefore the vice-chair moved, seconded by Mr. Meaney, to approve the three-lot subdivision plan with the following conditions:

- (1) Add an additional note #6 for ZBA variance description
- (2) Trim etching error to properly show lot configuration

No discussion needed, and all were in favor: 5-0.

III. CONSERVATION EASEMENT

Donald R. Mellen Surveyor, LLC of Hillsborough, NH submitted to the Board a copy of the Conservation Easement in the Collins Ledge Subdivision located on Reservoir Drive and Russell Drive on December 27, 2019 as dictated by RSA 676:18, paragraph IV. This is a town owned property, and consequently if there is a survey done by an abutting property owner and they want it recorded, a Planning Board review is required.

IV. SECOND PUBLIC HEARING

Building Permit Ordinance, Subdivision regulations and Zoning Ordinance proposed changes were acted upon, as noted at 7:34 PM without public comment.

Article #1 The vice-chair moved to recommend the adoption of Amendment No. 1 in the town warrant for definition of Recreational Vehicle, State RSA 216-I:,VIII. The purpose of the new definition is to define a recreational vehicle which cannot be used as a full-time residence. Mr. Meaney seconded, and all were in favor: 5-0.

Article #2 The vice-chair moved to recommend the adoption (slightly amended on warrant with spelling correction) of Amendment No. 2 in the town warrant to correct the reference of State RSA in Article 5.1.2 which states "Violation Penalties: Reference NH FSA

673:15-17 and should state Reference NH FSA 676:17. Mr. Meaney seconded, and all were in favor: 5-0.

Article #3 The vice-chair moved for re-numbering Article 3:13.3 to the proper location at Article 29:13, seconded by Mr. Kurk and all were in favor with no discussion, 5-0.

The local building codes were last updated in 1988, hence need to be updated to current State code standards within the Building Permit Ordinance. The chair moved, seconded by Mr. Meaney, to revise Article #3 to update to State of NH codes and send to the attorney for review, then place on the March 2020 ballot. All were in favor, 5-0. After a discussion, the following was decided: Mr. Bolton moved to withdraw the Article #3 motion made by the Planning Board to adopt up-to-date State Code violations. All were against, 0-5; motion failed. This vote will be postponed until 2020.

Other discussion entailed proposed subdivision regulations proposed for 2020, that included:

1. On both page 3 of Utilities Section and page 35 Section 8.10 Utilities the Fire Chief requested that the verbiage shall state “all utilities shall be underground with dead-end roads”. Mr. Fillmore added that it must be clarified this is indicated for only new roads.
2. Page 4 Section 2.7 of last sentence should be removed “he” and state a written notice from the town of the violation.
3. New language is requested by the Fire chief on Page 9, Section E regarding firefighting.
4. Page 21, Section 8.2; change pavement roadway width to 22’ for low-volume roads, which holds a strong vote 4-1.
5. Page 42 Section 46 shall read “developer shall”.
6. To be continued on February 13th, final decisions will be made on the following:
 - *Fire systems
 - *All fire regulations should be reviewed, and appropriate changes made by officials who have first-hand familiarity.
 - *Cistern regulations

V. MINUTES The following minutes were approved:

*December 12, 2019: Mr. Francisco moved to approve, seconded by Mr. Bolton, and passed 3-0-2.

VI. ADJOURNMENT

The meeting adjourned at 9:09 PM.

Respectfully submitted,



C. Provencher
Minute Taker