

TOWN OF WEARE

PLANNING BOARD

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December 22, 2011 - Meeting Minutes

****FINAL COPY****

PRESENT: Craig Francisco, Chairman; Frank Bolton, Vice Chair; George Malette, Neal Kurk, Thomas Clow, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary.

GUESTS: Henry Tiffany, MacLean Tiffany, Art Siciliano

I: CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:00 pm at the Weare Town Office Building.

II: PUBLIC HEARING:

Conceptual Site Plan Review

Henry Tiffany

Addition on existing business building

Carding Hill Road

Frank Bolton stepped down from the conceptual hearing because he is the owner of the building Mr. Tiffany is requesting to build an addition onto. Mr. Tiffany, the President of Control Concepts which currently operates out of Connecticut, is moving a major division of his company to Weare. He is bringing in equipment and manufacturing jobs and would like to put an addition on Mr. Bolton's current business on Carding Hill Road. Control Concepts manufactures zero speed switches, sonic/acoustic cleaning horns and mechanical/"diff" counters. Mr. Tiffany got a permit for the foundation, but could not get one for the construction because the Planning Board requires site planning on any additions greater than 100 feet; he is asking if the Planning Board could waive the site plan review requirement, and if not, if the review could be expedited.

The use of the current business is not changing from being a manufacturing business; there will be no significant change in any part of the building and no impact on traffic. There is no public policy threatened by the 960 square foot addition. When the addition is fully built and operational, Mr. Tiffany expects to have 4 employees. Periodically, there will be commercial deliveries and regular deliveries from UPS. The fire chief has approved the building already and the current leach field is adequate to handle the new employees.

Mr. Tiffany explained to the Board that if a site plan is required, he would like it to be expedited because he has employees waiting to begin working, for financial reasons, and because the weather is good for building right now. Chairman Francisco explained that because of timing and having to notify the public, Mr. Tiffany wouldn't be saving any time by having an expedited review. The Board questioned whether or not there was a site plan review when the original building was built in 1988. CEO, Chip Meany, recommended letting Mr. Tiffany build the addition so he can get his equipment in, and then submitting a full site plan. Chairman Francisco suggests letting him build the building, but not allowing him to operate until they receive a site plan, thus ensuring a proper site plan is done. Neal Kurk said the building being erected doesn't seem to be an issue, and that the Board should not let the rules that are supposed to speed the process up, slow it down. Mr. Tiffany is asking to build an addition on an existing use, and Mr. Kurk would like to see the Board use the rules to move the Town forward and not block business. George Malette said if the fact that Mr. Tiffany does not have a site plan right now does not affect any ordinances, then there isn't an issue. Mr. Malette goes on to say that there is no impact on parking, traffic, or change in use, and it is just a change in size to the structure.

Lots fronting on an existing town street shall have the same frontage as the zoning district, except back lots with the buildable area 150 feet from the right-of-way may reduce the frontage to twenty-

five (25) feet, but back lots cannot have adjacent frontages, and one back lot is permitted for each front lot.

Tom Clow moved to accept Article 27.3.6 as amended; Frank Bolton seconded. Tom Clow, Frank Bolton, and George Malette voted in favor; Neal Kurk was opposed. The motion passed 3-1.

Article 30.4 – Mr. Malette asked that the Board not delete this section and not bring it to the voters because they did not do it diligence nor do they understand the regulation. Mr. Malette feels the Board is going to delete a zone and they don't know the origins of its creation, and feels they need another year to reevaluate because they would be changing the basis of a zone. Tom Clow said that by taking this section out, it gives the same area requirements that exist in the rural agricultural zone. Neal Kurk, Tom Clow, and Frank Bolton voted in favor of deleting Article 30.4; George Malette was opposed.

Article 14.2.2 – All members were in favor of deleting the last sentence.

Article 4.1 – Definitions - Driveway, Common. Mr. Francisco explained that his purpose in this change was to allow common driveways to not necessarily have to be on the property line, and to try and eliminate the strange configurations of driveways. With this change, a common driveway entrance could be on one lot and cross over to another. Mr. Malette said in the past, the Town has fought for the driveway to be on the lot line, and questions the Board eliminating it.

Neal Kurk moved to adopt the changes in Article 4.1; Frank Bolton seconded. Neal Kurk, Frank Bolton, and Tom Clow voted in favor; George Malette was opposed.

Article 4.1 – Definitions - Lot width - Chairman Francisco withdrew his changes because all the ordinances where Lot Width is referenced would also need to be changed.

Article 32.4.1 – Cell Towers - George Malette moved to approve the language as written; Tom Clow seconded, all voted in favor.

Article 34.11.1 – Open Signs – The Board discussed Mr. Clow's proposed ordinance and changes to Heleen Kurk's proposed article including allowing 2 color signs because they are more common, changing the size allowed, and not allowing advertisement of products. Neal Kurk said the ordinance should focus on 'open' and 'closed' signs, and George Malette suggested the business owner be allowed to choose 2 non-advertising signs that work best for them. Tom Clow liked the idea of having an 'hour of operation' sign included, and also feels there should be a fairness between businesses who have these unpermitted signs already, and those who will get them after this ordinance is created.

Neal Kurk moved to amend Article 34 by adding the following section to the end of Article 34.9.5 as follows:

OPEN SIGNS: Any business may be allowed 2 lighted single-sided signs not to exceed 12 inches by 18 inches which indicates that the business is open or closed. This sign (a) shall be in addition to any other sign the business is authorized to display, (b) may be internally illuminated by a steady, continuous, non-flashing light of no more than 2 colors, (c) shall where practicable be placed within or at the entrance to the business facing and parallel to a public right of way, and (d) shall in its placement and operation not unreasonably or unnecessarily distract vehicle operators. No permit shall be required for these signs.

Tom Clow seconded the motion; all voted in favor.

Warrant Article: Knox Trust has land on Gould Road which is zoned commercial, but got the ZBA's approval to subdivide the lot to a family member and build a residence. The lot is unsuitable for commercial development, so the Knox's are asking that it be rezoned to residential because there is other residential properties around it. Chairman Francisco said he would like to see a residential tax map before going forward.

IV: ADJOURNMENT:

As there was no further business to come before the board, Frank Bolton moved to adjourn at 10:45 pm; George Malette seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria
Recording Secretary