

WEARE PLANNING BOARD
Final Minutes of the Meeting
Of September 8, 2016

Present: Craig Francisco (Chairman), Bruce Fillmore (Vice Chair), Neal Kurk (Secretary), Frank Bolton (Member), Tom Clow (Exofficio), John Vanloendersloot (Alternate), Tina Ripley (Minute Taker)

Guests: Benji Knapp

I. Call to order

The meeting was called to order at 7:00 p.m. by Chairman Francisco.

II. Meeting Minutes

Vice Chair Fillmore moved to approve August 11, 2016 minutes as amended. Mr. Clow seconded. Motion passed. 4-0-1(Mr. Bolton).

Mr. Clow moved to approve July 28, 2016 minutes as amended. Mr. Kurk seconded. Motion passed. 5-0-0.

Vice Chair Fillmore moved to approve July 14, 2016 minutes as amended. Mr. Kurk seconded. Motion passed. 5-0-0.

Mr. Clow moved to approve the June 23, 2016 minutes as amended. Vice Chair Fillmore seconded. Motion passed. 4-0-1(Mr. Bolton).

III. Zoning Amendment Calendar

Chairman Francisco handed out calendars for November thru February. Chairman Francisco briefly talked about the schedule and asked if everyone would be okay with having a meeting on December 22nd. Mr. Vanloendersloot said he is not sure if he will be available that day. Mr. Bolton said he doesn't have a problem. Mr. Kurk said he doesn't have a problem. Mr. Clow asked if the first and last date for submitting petition articles could be added on the website. The Board briefly talked about this.

IV. Subdivision Regulations Review

Chairman Francisco asked if Mr. Kurk handed out charts last time regarding road width. Mr. Kurk said before we start looking at charts to see what other towns do, he feels they need to have a sense if we want to do something to make a change or don't. Mr. Kurk said we have the letter from Mr. Knapp, fire chief, police chief and said they need to look at that then we need to decide whether or not they want to make any changes. Mr. Kurk said if we want to make any changes then it makes sense to look at the various options.

Mr. Kurk said if it is the consensus of the Board we want 24øroads, and then there is no point in opening this up for discussion.

Chairman Francisco asked the Board if everyone read Mr. Knapp's email. Mr. Clow said it sounded from Mr. Knapp's email that he was assuming that it was an automatic change from 22øto 19øon any subdivision road. Mr. Kurk said he believes that Mr. Knapp is also wrong about the 22øroad. Mr. Vanloendersloot asked to be refreshed as to why we are talking about changing the road width. Mr. Kurk said as he looks at various subdivisions, there are some subdivisions that are relative small 3, 5, 10 lots and said there is one in particular that has a 24øwide roadway serving 5 houses. Mr. Kurk said it just looks disproportionately large for a subdivision. Mr. Kurk said a narrower roadway at the Planning Board's discretion would make more sense, rather than say all cases you have to have 24ø. Mr. Vanloendersloot asked Mr. Kurk if his concern was purely aesthetics? Chairman Francisco said it cost more to rebuild a 24øwide road than 20ø wide road. Mr. Clow said what most of the towns do is go by traffic count ó if it is an arterial road ó it is an automatic 24øroad and said the rest goes on daily traffic.

Mr. Vanloendersloot said Mr. Knapp brought up road maintenance and snow removal in his email. Mr. Vanloendersloot said if you take the maintenance side out, the snow removal standpoint and say we drop it down to 18øwide, one of the concerns Mr. Knapp had was the size of Town's equipment for snow removal. Mr. Vanloendersloot asked if the Town had a fleet that can safely plow it without hindering traffic? Mr. Clow said another thing in Mr. Knapp's email is if they have to go off the shoulder they tend to damage the road more frequently and breakdown the edge of the pavement. Mr. Kurk said there are some roads in Town that are 18øand said he doesn't see some of the damage that Mr. Knapp is talking about.

Mr. Kurk said what he is arguing for is there are some cases for aesthetics. Vice Chair Fillmore asked if they could do it as a conditional use, 18øwide road with underground services, etc. Mr. Kurk said that he agrees with Vice Chair Fillmore's concept. Mr. Kurk said he doesn't know if they need a conditional use permit. Mr. Kurk said if the Planning Board has the discretion to say, this case 18ø this case 24øand this case 20øand said they have the ability to put conditions on it. Vice Chair Fillmore said that is something they should include. Chairman Francisco said he thinks all utilities should be underground. Vice Chair Fillmore said the trees are going to have to be closer together and utilities could become a problem. Mr. Kurk said without putting it in the ordinance, the Board would have the ability to do that. Mr. Kurk said other towns with comparable equipment and said he would assume they would have the same problem which they allow much narrower roads. Chairman Francisco said he thinks the narrower roads is a good idea, but wants to caution that the roads do get extended sometimes. Vice Chair Fillmore said he doesn't think they want to narrow the right-of-way.

Mr. Bolton said you see a lot of people walking, jogging or biking and said this does not lend itself to this activity. Mr. Kurk asked if it would make sense if a couple of them got together to write a proposal for the rest of the Board to look at. Mr. Bolton said it would be nice to get the blessings, if we do this, and the Police Department, Fire Department

and Road Agent are opposed. Mr. Clow said he thinks it would be a good idea to have the proposal to put before the Board and then they can put it before the Fire Department, Police Department and Road Agent for consideration rather than a general concept. Chairman Francisco said he doesn't have a problem with it and suggested only having three categories. Mr. Kurk read the chart from the Town of Deering.

Mr. Knapp said he doesn't think it benefits the town in any way to narrow the roads. Chairman Francisco said even if it only services 5 or 6 lots. Mr. Knapp said they use the same vehicles to plow them and said all the subdivisions they have had problems with in the past with the trucks being too close to the edge. Mr. Kurk asked how they deal with existing roads that are narrow. Mr. Knapp said all the subdivisions are at least 20' wide. Mr. Kurk said there are many non-subdivision roads some are collector roads and some are arterial roads that are much narrower. Mr. Knapp said he thinks most subdivisions have a 50' right-of-way. Mr. Kurk said the issue isn't the right-of-way. Mr. Knapp said it has to deal with the right-of-way since Thorndike and Hodgeson are 24' and they didn't have enough right-of-way to fit a wider road. Mr. Kurk said you still have to maintain those roads. Mr. Knapp said they do, but they deal with what they have. Vice Chair Fillmore said he sees Mr. Knapp's point to some degree and said the current regulations is 24'. Vice Chair Fillmore said he agrees that 18' is too narrow and asked if 20' is too narrow for 4-5 houses? Mr. Knapp said it is pushing it and said he doesn't think 22' is out of the question, but 20' is pushing it. Vice Chair Fillmore said they are thinking of three different categories based on traffic count, which is based on residences on the road.

Mr. Knapp said he understands that, but it is somewhat different when it comes to maintenance of and rebuilding the road in the future. Vice Chair Fillmore said to allow someone to do that would be to put the utilities underground. Mr. Knapp said that is not a bad idea at especially on dead end roads. Vice Chair Fillmore suggested for narrower roads to put in a mailbox depot. Mr. Knapp said the highway department is responsible if they hit a mailbox or if the road gets torn up. Mr. Knapp said he then has to come in and ask for money to fix the roads. Mr. Knapp said he thinks the aesthetics are more the shoulders, lawns, mailboxes and front doors look like and not so much the 2' +/- of pavement.

Mr. Kurk said that the Town of Deering starts off at minimum of 18' for the least traveled roads, same with Town of Hopkinton and said the Town of Weare is 24'. Mr. Kurk said he assumes that the Town of Deering and Hopkinton have similar trucks and similar issues. Mr. Kurk said maybe the road agents there are regretting the fact that this is the case or maybe they say this really hasn't worked out poorly. Mr. Kurk asked Mr. Knapp if he has any sense about the Town of Deering. Mr. Knapp said the last subdivision they tried in the Town of Deering, the road got put in so long ago that trees are growing up in the middle of the road. Mr. Knapp said they had to log the subdivision twice.

Mr. Knapp said one thing he has found with the plows the Town has with the narrower roads is they crown the cutting edges more. Mr. Knapp said the guys that have routes on the narrower roads, their cutting edges are getting crowned out and said it wears the middle of the carbide out. Mr. Knapp said it is \$1,200 for a set of cutting edges. Mr.

Knapp said he doesn't see the point in putting in narrower roads since it won't save the Town money. Mr. Knapp said they will be buying more cutting edges and fixing road edges.

Mr. Kurk said they will come up with something and keep Mr. Knapp in the loop. The Board briefly talked about the cost of paving a road. The Board briefly talked about the budget. The Board briefly talked about the road shoulder.

Mr. Bolton asked when they were going to address the vesting and said there are a few things he wants to point out. Chairman Francisco said he has an email to the Mr. Drescher. Mr. Kurk asked Chairman Francisco if he was going to talk about substantial completion and Chairman Francisco said it would be done at the same time.

V. Miscellaneous Items

Mr. Clow said there is a committee meeting monthly to revise the Town's Hazard Litigation Plan. Mr. Kurk asked what a hazard litigation plan is? Mr. Clow said it is a plan to litigate hazards, to look ahead and being prepared for flooding, frequency of storms. Mr. Clow said it is part of Southern NH Planning Commission. Mr. Kurk said once we have this plan, we have to pay for it. Mr. Clow said we are already paying for it through dues of Southern NH Planning Commission. Vice Chair Fillmore said the Town already has a plan in place and just need to update it.

Mr. Vanloendersloot asked what was with the sign article and changing the brightness? Vice Chair Fillmore said you can't not allow signs, because the sign is keeping up with technology. Chairman Francisco said the Board cannot say no LED lights. Mr. Clow said that can't be true when you go to all electric signs since Concord has a moratorium on electric signs (LED, changing). Vice Chair Fillmore said you can stipulate even though it is electronic it still has to be a static sign. Mr. Kurk suggested getting information from Southern NH Planning Commission on this if it affects the Town.

VI. Adjournment.

Mr. Clow motioned to adjourn at 8:30 p.m. Mr. Kurk seconded. Motion passed. 5-0-0.

Respectfully submitted,

Tina Ripley
Minute Taker