

WEARE, NEW HAMPSHIRE PLANNING BOARD
November 8, 2018 Meeting DRAFT Minutes

Present: Craig Francisco, Chairman; Bruce Fillmore, Jr., Vice-Chairman; Neal Kurk Secretary; Jack Meaney, Ex-Officio. Also present: Art Siciliano, David Nelson, Matt Blair, Matt Cote, Judy Cote, Paul Cote, Emily Bainton, Jeff Howard, Sheila Cleveland, Joanne Rumrill, Kevin LeFebvre, Jessica Nelsen, Michael J. Haas, Jack Dearborn, ZBA Chairman and Benjamin Knapp, DPW Director.

Chairman Francisco called the meeting to order at 7:03 PM.

I. TOPICS

a. Worthy Road Construction William and Christine Wiss, Tax Map 409, Lot 171. Discussed amongst the Board were the requirements for road construction to comply with the Variance per conditions granted by the Zoning Board of Adjustment [October 2, 2018 draft minutes] to construct a single family home. Art Siciliano approached the Board for questions. Mr. Kurk inquired about the improvement of the Worthy road access to get to Lot 171. Mr. Siciliano explained Worthy was paved to a point and is considered a Class V road, the gravel portion a Class VI. It was also explained that the 18' wide travel way is what accommodates most emergency vehicles. Art then shared pictures of the road to the Board. Mr. Kurk asked about the other lots and if there were houses on the lots. The answer varied. The Chair then decided that there will need to be site walk to determine the recommendation to the Board of Selectman. The group agreed on Sunday morning 11/11 at 10:00 AM. Mr. Meaney stated that the Road Agent must be involved.

Chairman Francisco moved to continue this matter until the next Planning Board meeting scheduled for November 15th. Mr. Fillmore seconded, all approved 4-0.

b. Riverdale Village Overlay District (RHOD) Committee Presentation Propositioned District Overlay changes were presented to the Board. Mike Haas spoke on behalf of the committee. He distributed an explanation of Purpose and Intent, along with Permitted Uses and Restrictions changes to the Board that reflected a new Town of Weare Zoning Ordinance as Article 30-C Riverdale Historic Overlay District. Included with this information was an annotated map of the proposed boundaries for the RHOD. Chairman Francisco asked if all abutters were notified. Mr. Haas declared that his committee was waiting to see how the Board reacted first prior to notifying all the abutters in this situation. Mr. Fillmore asked how limits of the overlay were determined. Mr. Haas answered that this was designated by considering the preservation of scenic, historic, rural and open space characteristics. Also, a safe-guard to prevent more commercial development. A neighbor from the audience commented that the Pine Tree Riot started on Lot 130 at the river, and a historic sign should be introduced. Lot 122 has a historic presence to consider as well. A noted school house is at Lot 201, and on Lot 198, a very old homestead of The Blanchette's remains. The Chair wanted clarification from the group on what kind of Zoning Districts lay within the overlay. A quick review showed Lot 198 is zoned Residential (R)/Rural Agricultural (RA), Lots 200, 202, 203 & 205 are all Commercial (C) and

Lot 204 is R only. The Chair commented that without notifying all who would be affected by this proposed overlay, it would be unfair as the Zoning uses would change and some would be forced to change owner uses drastically. He would like to see how all the abutters will react to the proposal. Mr. Kurk weighed the options of a public hearing verses a petitioned article.

The Chair instructed the group to send a letter to all the abutters explaining what the proposal is and to make sure everyone who is being affected, informed. Mr. Kurk suggested to check with Town Council (attorney) first about this doing this. A petition was presented from Mr. Haas, to the Chairman. Mr. Fillmore hypothesized about what would happen when a commercially designated property changes hands; is the business now grandfathered? The overlay supersedes any prior precedent set; the more restrictive ordinance always applies.

Mr. Kurk opened pg. 27 of the Ordinance to review Article 22.4, PERMITTED USES in the DESIGNATED VILLAGE DISTRICTS. The Chair questioned what a home shop vs. home business was. Why limit the high-density housing? Mr. Haas said to limit the noise, traffic, etc. The Chair wants a better understanding about the term high-density.

December 6th at 7:00 PM at Weare Town Hall was scheduled be the next Board meeting, so the RHOD group can create petition in time. The Board confirmed this date.

c. TOWN OF WEARE 2019 CAPITAL IMPROVEMENT PLAN (CIP) PRESENTATION

Jack Dearborn rose to distribute the CIP document to the Board and then proceeded to put forward in words the plan, reviewing each department area specifically. The 6 Year Plan included the following Town departments: Board of Selectman/Town Office, Cemeteries, Conservation Commission, Fire, Library, Highway Department, Parks & Recreation and Police.

Proposed highlights in the Capital Improvements Plan:

Police Department: An cruiser replacement with an urgent priority status; cost requested \$46,800. Mr. Kurk asked if the cars will be replaced every year. Mr. Dearborn expressed the intent is there will be a replacement every year.

Parks/Recs: Architectural/Engineering Survey at \$19,000 and deemed a necessary priority.

Fire: All urgently needed - Chief's Car @ \$48,000, Boat @ \$25,000 and Thermal Image Camera(s) @ \$40,000.

Board of Selectman: Replace roof at the Safety Complex which would be all inclusive with ridge vents, ice/water shields, etc. This action is rated necessary and would cost the taxpayers \$66,500.

Public Works: Requests include the following:

*New 10-Wheel Plow Truck will act as a replacement for a 6-Wheel 2002 Plow Truck, which would increase efficiency and reliability in terms of plowing, sanding and gravel hauling when kept with a necessary rotation schedule.

*Skid Steer used at Transfer Station for recyclables would cost \$70,00 less \$20,000 (from CRF Fund) = \$50,000 (needed to be raised by taxation).

*Bridge Improvement: As the report states, 'This is the third of four planned requests to fund the projected 20% of the 20/80 funding for bridge and culvert replacement. Municipal red listed bridge projects are funded 80% by the State of NH Bridge Aid Program. *River Road Bridge Reconstruction* estimated at \$1.5M with a 2020 projected time frame and *Lull Road and Francestown Culvert Replacement* \$295K each, with projected time frames of 2021 and 2022, respectively.'

*Road Reconstruction: Urgent priority with \$750,000 less \$278,320 (from State of NH) = \$471,680 (to be raised by taxation). Important to be noted regarding upgrades: they provide the summer funds to maintain the Town's infrastructure at a high level, they meet the primary responsibility of the Highway Department, which is to repair, rebuild and maintain the roads to insure safe travel for the motoring public, the Road improvements and upgrades lead to less maintenance in the future and the \$750,000 is reduced by \$278,320 received from the State of NH Highway Block Grant.

In reviewing the Road Preservation and reconstruction portion, Mr. Dearborn stated the number of roads in Town: (1) Class IV road, (3) State Roads, (67) Class VI /Private Roads and (157 - 77 miles) of Class V - Town Maintained Roads, of which (36) are Dirt Roads and (121) are Paved Roads. The Board needs to remember that it is material cost only when considering the asphalt, labor comes from PWD.

There are two options for Road Reconstruction Financing:

Option 1: Raise \$750K/Year for 10 Years- technically a safer bet. Pros and cons listed in report on page 39.

Option 2: Option 2 buys the risk down. \$500K/Year for 10 Years plus \$2.5 M Bond Principal Payments (\$250K per year for 10 Years - \$229K Interest (1.87%) over 10 Years. When deliberating, it must be considered that the price of liquid asphalt isn't guaranteed, and there might be a shortage of asphalt. A more practical choice, recommended by Mr. Dearborn.

The Chairman moved to recommend the 2019 CIP plan to the Board of Selectman with the bonding option for rotary contract. Mr. Kurk seconded, passed 4-0-0.

Mr. Francisco recused himself for the next segment of the meeting.

d. APPLICATION FOR CONCEPTUAL REVIEW - Safelystro LLC - Tax Map 109, Lot 8 at 424 South Stark Hwy in a Commercial Zone. Re-submitting site plan to discuss expanding the R.V. parking area as shown on approved Site Plan and reducing the landscape requirement to something less expensive. Mr. Kurk stated the whole purpose of the landscaping was to hide the buildings. Mr. Francisco pointed out the Article 24.7 and asked for clarification.

II. MINUTES

Minutes were tabled until the next meeting.

III. ADJOURNMENT

Mr. Fillmore moved to adjourn at 10:21 PM. Mr. Kurk seconded. Motion passed unanimously.

Respectfully submitted,

C. Provencher

Transcribed from notes