

# TOWN OF WEARE

## PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

Phone: 603-529-2250 - Fax: 603-529-7527

March 10, 2011 - Meeting Minutes

**\*\*FINAL COPY\*\***

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

**GUESTS:** Steve Johnston

### **I: CALL TO ORDER:**

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

### **II: PUBLIC HEARINGS:**

#### Stone Wall Alteration - Map 411-327-02 - Buxton School Road

Chip Meany explained that any stone wall that is being altered needs the recommendation of the Planning Board and the approval of a Selectman. The lot in question is owned by the Morin family. Mr. Johnson has removed stones from a shallow existing stone wall on Buxton School Road to do some work. He has all the permits and approvals from the State of New Hampshire.

Mr. Johnson told the Board that he had removed 25-30 feet of the wall to be able to get his trucks on the property. When they are finished, they will put the stone wall back. Frank Bolton commented that the Planning Board must take his word that he will fix the wall, and Mr. Meany said if he doesn't put it back, he would fall under RSA 674:17, and could be fined daily. Mr. Johnson said he only has about a month left of work.

Tom Clow moved to recommend that the 25-30 foot gap in the stone wall be approved with the condition that it is replaced after the logging operation is complete; George Malette seconded, all voted in favor.

#### Discuss subdivision regulations regarding compliance with zoning regulations.

The Board discussed the definition section inconsistencies between the subdivision and zoning regulations. Some of the terms in question were: abutter, wetland, building, applicant, building, subdivision, engineer, final subdivision lot, master plan, and right of way. The Board agreed that the definitions should be changed to be consistent. The Board split up the 34 pages of regulations among the members present to review and suggest changes. The sections were given as follows:

George Malette - Section 1 & 2 and Bylaws

Frank Bolton - Sections 3 & 4

Tom Clow - Sections 5 - 7

Craig Francisco - Section 8, the Appendices and checklists

Mr. Meany agreed to send a letter to the Board of Fire Wards to get their input on Article 8.13, Cistern Specifications.

Chip Meany told the Board that he had spoken with Naomi Bolton about getting the new Zoning Ordinances and applications up to date, distributed, and on the website.

The Board discussed Economic Development and Mr. Bolton suggested forming a subcommittee for this purpose. Mr. Meany said the Board should get input from the business community and feels he could be a facilitator for new and existing businesses. He feels the Board should help them the best

they can within the current regulations, and the business owners should know that he is there to help them comply, and not to put them out of business.

**III: OTHER BUSINESS:**

Chip Meany presented a letter from the City of Concord regarding a tower they want to put on the property of St. Pauls School. All surrounding communities were required to be notified. Mr. Meany also presented a notice about a wireless tower in Dunbarton, and an update in the State's transportation improvement plan. In addition, Mr. Meany discussed Jack Munn's review of the Zoning Ordinances, and said they currently had no funding to do that, but they may have funding in their DOT grants for it.

Non-Public Session

Chairman Francisco moved to go into non-public per RSA 91a:3 I-B to discuss the recent Zoning Board decision on the appeal by the Graves; Tom Clow seconded, each member voted in favor.

Tom Clow moved to come out of the non-public session; George Malette seconded, each member voted in favor.

George Malette moved to Seal and Restrict; Craig Francisco seconded, each member voted in favor.

Minutes

Frank Bolton moved to accept the minutes of the February 10, 2011 meeting as amended; George Malette seconded, 3 members voted in favor, Tom Clow abstained.

**IV: ADJOURNMENT:**

As there was no further business to come before the board, Tom Clow moved to adjourn the meeting at 9:00 pm; George Malette seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria  
Recording Secretary