



Town of Weare Planning Board

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Planning Board

Craig Francisco, Chairman
Frank Bolton, Vice Chair
Neal Kurk, Secretary
Keith Lacasse, Ex-Officio
Bruce Fillmore, Jr.,
John VanLoendersloot,
Alternate

PLANNING BOARD – JANUARY 8, 2015 FINAL MEETING MINUTES

Present: Craig Francisco, Neal Kurk, Chuck Bolton, Bruce Fillmore, Jr., John VanLoendersloot, Chip Meany, Code Enforcement Officer and Recording Secretary Wendy Stevens.

Guests: Alex Koppelram, Paul Gannon.

I. CALL TO ORDER

The meeting was called to order at 7:03 pm.

II. CONCEPTUAL REVIEW

158 Deering Center Rd., A&G Paintball, to Expand Hours on Site Plan

They are looking to simplify their open hours and clarify the language. He stated on the plan it reads game hours sat and sun 8:30 – 4:30 walk in business & reservations, Monday –Fri by reservation only, daylight hours for 20 people or more. Store hours 7am - 5pm, and Monday through Friday, 9 am - 6pm. He stated having two separate hours for the two is not ideal. What they would like to do is open it up so that they can run games during the week without having the restrictions including daylight hours and by reservation only. Realistically, they don't want to put a new sign out, but they do have a lot of reservation only weekday business which is hard to accommodate. They are proposing 8 am – 8:30 pm 7 days a week.

Mr. Kurk asked how far are they from their neighbors? He stated the closest playing field is about 300 yards from the property line of their one neighbor. His house is probably 200 feet on his side of the property line. The rest of the property is abutted by a graveyard with one more abutter in the back. Mr. Kurk asked if the games are noisy? Mr. Koppelram stated it depends on how many people, on the weekends it can be noisy when there are a couple of hundred people. He stated the noise of the guns are comparable to those of nail guns. Mr. Fillmore pointed out in war games you don't really want to make a lot of noise. Mr. Kurk asked if crowds were cheering similar to football games, etc. and Mr. Koppelram stated no. He only anticipates 10 or 20 people parties during the weekdays. Mr. VanLoendersloot asked if the playing fields are lit? Mr. Koppelram stated no. Vice Chair Bolton asked if there have been any complaints? Mr. Koppelram stated the next door neighbor inherited the property after A&G opened and he is not a huge fan of their business, but there have not been any complaints. They try to cooperate with everybody. The park has been there since 1988. Vice Chair Bolton asked that is when they had restricted hours? Mr. Koppelram stated he bought the park in 2008, and right before that the previous owners were asked to provide a Site Plan and they voluntarily did that which is when the restrictive hours were put in place.

The current hours were reviewed, game hours Sat and Sun from 8:30 am to 4:30 pm, restricted to walk in business and reservations. Monday through Friday by reservation only, daylight hours, 20 players or more. He stated he is asking for 8 am to 8:30 pm is basically the longest daylight day during the summer when they operate. Mr. VanLoendersloot asked about night games, that 8:30 pm would restrict night games? Mr. Koppelram stated he did not want to hold late night games.

Mr. Koppelram stated right now they are restricted to private games of 20 or more people during the week and they would like to remedy that. They are extremely busy on Saturday and Sunday and they

think opening up weekday hours will help spread out the activity. Mr. Kurk asked if they close in the winter? Mr. Koppelram stated, typically they close in January/February. They do a few small events which is the extent of their winter activity.

Mr. Fillmore stated that Mr. Koppelram would need to come to a regular meeting to make the change. Chairman Francisco stated yes, they would need the Site Plan application.

Mr. Kurk asked about weekday hours from 3-6, would that take care of weekday hours? Mr. Koppelram said they would at least want a four hour time block as that is a typical player's time frame. Mr. VanLoendersloot stated not everybody works the same shift, and a 3-6 time block may not meet the needs. Mr. Kurk asked what are the weekday hours now? Mr. Koppelram stated daylight hours for reservation only, and he wanted to do away with the phrase daylight hours as it is confusing. Vice Chair Bolton stated or you could have lights. Chairman Francisco stated that would likely require a new Site Plan. Mr. Koppelram asked even temporary lights? Mr. Koppelram stated he could address that separately at a later date.

Chairman Francisco stated he personally does not see a problem with 8 – 8:30 7 days a week.

Mr. Kurk asked how many cars does the parking lot hold? Mr. Koppelram stated 125. Mr. Kurk asked if there were ever parking problems? Mr. Koppelram stated yes and they have some arrangements in the past such as bussing people, etc.

III. SIGN APPLICATION

Paul Gannon, 192 Flanders Memorial Dr.

He would like to place an additional sign on his carriage house. Mr. VanLoendersloot asked if it was a lit sign? Mr. Gannon replied no. Chairman Francisco reviewed pg. 75 of the Zoning Ordinance and stated the sign would be limited to 6 square feet. Mr. Kurk asked how large is his current sign? Mr. Gannon replied 2 x 12. He added that he has a placard that says gunsmith, stenciled on both sides, and if he was only allowed one sign, he would take that down and put up the new one in its place. Chairman Francisco stated he thinks the best thing to do is take down the placard and put the new sign up. Vice Chair Bolton informed him of the upcoming Warrant Article and Mr. Gannon stated he is aware of that. Mr. Fillmore made a motion that they approve the sign permit on the condition that the existing sign be removed so it is not visible from the street. Vice Chair Bolton seconded. The motion passed unanimously.

IV. CONTINUATION OF PETITION WARRANT ARTICLE:

To change map 404-136& 172 from R/A to R

Chairman Francisco stated he asked the Conservation Commission about abutting conservation parcels and he shared a map. He stated looking at the two maps, the petitioner is bounded on the south by residential, on the east by residential, and on the north and northeast by conservation land. He added Chevy Hill Estates has several small lots zoned residential, but it is actually Chevy Hill Town Forest now. Mr. Kurk asked what did the Conservation Commission recommend? Chairman Francisco read an email into the record from the Chair of the Conservation Commission dated Dec. 18th: "We recommend that the Planning Board does not support the petition article based on the close proximity of much conservation land (Chevy Hill and other privately held easement parcels) and wetland resources. Increasing human habitation density in this area could potentially be detrimental to the local conservation resources. It also doesn't make sense to us that if they were looking to subdivide one parcel that they would need to change the zoning on both. It would be better to avoid this ad hoc re-zoning."

Mr. Fillmore noted that subdividing the parcel will prove difficult with all of the wetlands, and you would likely lose at least two lots. Chairman Francisco stated that both parcels make a nice transition between the residentially zoned properties to the south and east and the conservation properties to the north and northeast. Vice Chair Bolton stated the petitioner's goal was to subdivide one lot, but obviously the effect of that would be higher density building he has to wonder what the gain is because

right now an owner could put in approximately 12 lots using the density bonus provisions. He added that the soils are not all wetlands, but not conducive to development. Mr. Fillmore stated lots 76 and 77 are not bad. Chairman Francisco stated the soils are not horrible. Mr. VanLoendersloot asked what would the petitioner gain going from RA to R? Mr. Fillmore stated from 2 acre zoning to 5 acre zoning. Vice Chair Bolton stated the petitioner could currently obtain 4 acre zoning with the density bonus provision. He added it is difficult to calculate net gain in lots with the amount of wetlands. Chairman Francisco stated you would probably be looking at 9 lots now, and if the zoning change goes through, he could not guess due to wetlands. Mr. Fillmore estimated 16 lots. Vice Chair Bolton stated with the density bonus on a total of 55 acres, he estimates about a dozen lots on a cluster. Chairman Francisco stated the yield plan would come into play. Vice Chair Bolton agreed it was not foreseeable what the yield plan would yield. Mr. Fillmore stated in this particular case he didn't see much gain in the zone change, and he didn't see the petitioner getting as much as if she did a cluster. Mr. VanLoendersloot stated wouldn't it be a gain in building lots to the tune of hundreds of thousands of dollars? Chairman Francisco stated that is countered by the potential of having to build a road for a cluster which also costs hundreds of thousands of dollars.

Vice Chair Bolton made a motion that the Planning Board does not recommend this Petition Article. Mr. Kurk seconded the motion. The vote was unanimous.

V. PUBLIC HEARING

Warrant Articles

Mr. Kurk stated the a in apartment should be lowercase in 19.1.10.1. Mr. VanLoendersloot stated regarding 19.1.10.1, in the Dec. 11th minutes a 600 square foot limit was discussed, but it should be "650 square foot". Mr. Fillmore made a motion to approve Article 19.1.10.1 as amended. Mr. Kurk seconded. The vote passed unanimously.

Mr. Kurk moved that we recommend Article 22.9. Vice Chair Bolton seconded. The vote was unanimous.

Chairman Francisco stated fifth line down, hydrologically is one word without any space in 29.7.2.2. In the eighth line down, space between exceed and 1.5. Mr. Fillmore made a motion to approve 29.7.2.1, 29.7.2.2 and 29.7.2.3. as revised. Chairman Francisco seconded. The vote was unanimous.

Mr. Kurk stated on 30-A.3.1.3 the Explanation should be removed. He moved that the Planning Board recommend Article 30-A.3.1.3 with the deletion of the five lines at the top. Mr. Fillmore seconded. Chairman Francisco stated that that just removes the title and the explanation. Mr. Kurk clarified anything in bold would be changed to normal typeface. The vote was unanimous.

Article 36, Driveways was reviewed. Mr. Kurk stated this was taken word for word from the subdivision regulations. Chairman Francisco stated no, because at the last meeting they deleted the mailbox out of definitions 4.1, and they also deleted it from 36.3.4.10. Mr. Fillmore made a motion to approve definitions 4.1 and Article 36, Driveways as printed. Mr. Kurk seconded. Vice Chair Bolton stated in 36.2, he is seeing the word "struck". He clarified the proposed is to remove that word which is fine. The vote was unanimous.

VI. OTHER BUSINESS

The December 11th minutes were reviewed. Mr. VanLoendersloot stated fifth page, 2nd paragraph 10th line, first whole sentence "he added to say", correct the d in added. Pg 8, middle of the page 19.1.10.1, "and not exceed 600 square feet" should be "650". Mr. Kurk asked what were the three dots? Ms. Stevens responded a member was reading from an ordinance very quickly, and he skipped over those parts of the ordinance to get to what was important which created an incomplete sentence. Mr. Kurk confirmed this. Chairman Francisco stated on page seven, change the verbage to "he would do everything he could to make revisions to the ordinance". Mr. Kurk moved that the minutes dated December 11th 2014 be approved as amended. Mr. Fillmore seconded. The vote was unanimous.

Chairman Francisco stated there is a 150 foot proposed cell tower in Antrim. Chip Meany stated we are require by law to receive this notification, and that we receive these from many towns. The board had no comment.

Chairman Francisco stated he has spoken with many people regarding signs and the topic of forming a Sign Subcommittee. Deb Brown, Brian Ivinjack, Jack Dearborn, and he himself is willing to join as well as Mr. VanLoendersloot and Mr. Kurk. Vice Chair Bolton stated you don't want more than two Planning Board members on there either. Mr. Kurk stated the logical person to chair the subcommittee would be Mr. Francisco. Chairman Francisco stated he has contacted the Chamber of Commerce and he would like to have a few more commercial business owners have the opportunity to join the subcommittee. He also would like to join the subcommittee for the wetlands buffer ordinance but doesn't have the time to do so. Mr. Fillmore stated he would like to join the wetlands subcommittee. Chairman Francisco stated he will likely join the sign subcommittee and Mr. Fillmore the wetlands subcommittee.

Chairman Francisco stated there are several subdivisions within the town that have lapsed that aren't vested. A previously approved subdivision lapsed well beyond the five year limit. Mr. Fillmore stated according to the RSA, the Planning Board has to have a meeting and notify everyone so they can send a notice to the Registry of Deeds saying that the time frame has lapsed and it is no longer a subdivision. Vice Chair Bolton asked if the owners could come in and revise their plan to meet their new standards? Mr. Fillmore stated yes, they would just submit a new plan. Chairman Francisco stated he thinks they should discuss it with legal counsel. Mr. Kurk stated this should be done on the ordinary course. Chairman Francisco stated there were a couple of subdivisions that lapsed last year, and they were advised that they do not have to formally revoke and to do nothing. Mr. Fillmore stated it puts a letter on record so if somebody does a title search, the letter will come up and show the subdivision as revoked. Mr. Kurk would like to know how notification is made that the subdivision is no longer viable to potential title searchers. Mr. Meany stated it is still a viable subdivision. Mr. Fillmore stated it can still be looked at and a new developer could sell the lots utilizing the old plans. The issue will be reviewed by counsel.

VII. **ADJOURNMENT**

Mr. Fillmore made a motion to adjourn at 8:35 pm. Vice Chair Bolton seconded. The meeting was adjourned.

A true record,

Wendy J. Stevens