

Final



WEARE PLANNING BOARD MEETING MINUTES October 28, 2021

PRESENT: CRAIG A. FRANCISCO, CHAIRMAN; BRUCE FILLMORE, JR., VICE CHAIRMAN; JOHN (JACK) MEANEY, EX-OFFICIO; FRANK (CHUCK) BOLTON; WILLIAM (BILL) STOCKHAUS, SECRETARY; RAYMOND (RAY) MENARD, ALTERNATE; NAOMI BOLTON, INTERIM LAND USE COORDINATOR

ABSENT: none

GUESTS: Eric & Lesley Kuck, Tim Farmer, Doreen Ferguson, Mark Bailey, John Nikias, David Pratt, Jacques Belanger, Louis Nikias, Bill Lacharite, Katya & Val Dolzhanskiy, Sue Hallee, Glen Hurlburt, Alec Graziano, Carlos Castro Rosas, Ed Ashcraft, Philip Cody, Darrell Guidry, Gregg Thompson, Avril & John Hardy, Jack Dearborn

I. CALL TO ORDER

Chairman Francisco called the meeting to order at 7:01 pm. and welcomed those present to the October 28, 2021 meeting of the Weare Planning Board.

II. DISCUSSION

III. (Continued) Subdivision: AMS Properties, LLC – Perkins Pond Road & Mountain Road, Tax Map 410-053, Rural Agricultural Zone. Application is to subdivide tax map 410-053 into 7 lots.

Jacques Belanger (filling in for Art Siciliano) handed the Board new plans since the site walk. Fire suppression needs to be addressed with the Board of Fire Wards.

- Lot 5 & 6 driveways were relocated as discussed on site walk
- Note 7 was added about car & trailer

Chairman Francisco closed public comment at 7:06pm.

A letter is needed regarding fire suppression from the Board of Fire Wards.

Vice Chairman Fillmore moved, Jack Meaney seconded to continue the discussion until November 18, 2021.

B. Discussion Short Term Rentals:

Chairman Francisco apologized for the last meeting. Vice Chairman Fillmore and Chairman Francisco met with Town Counsel last Tuesday. Proceedings to be shifted to the Board of Selectmen. Zoning Ordinance not enforced by the Police Department. Suggestion to make Town Ordinance.

PUBLIC COMMENT:

1.) Doreen Ferguson, 96 Cottage Road, stated around the lake is residential so a variance would be needed for rentals.

2.) Eric Kuck, 108 East Shore Road, pugnaciously stated as a California retired fire fighter he had his retirement party and his niece's bachelorette party at his property. He rebutted comments made about his property used for rentals as he can do what he pleases with his property. Previously described as a 2-bedroom septic as his Town Tax Card states, he had his septic tank upgraded, no permit.

3.) John Nikias, 106 East Shore Road, tried to explain to the Board the previous speaker prevaricated his description of how his property functions.

Chairman Francisco stopped the public comments as rentals have been delegated to the Board of Selectmen. Very loud and large audience.

III. MINUTES

September 23, 2021 Minutes: **Jack Meaney moved, Vice Chairman Fillmore seconded to accept the minutes of September 23rd as amended, passed 5-0-0.**

October 5, 2021 Minutes: **Jack Meaney moved, Vice Chairman Fillmore seconded to accept the minutes of October 5th as written, passed 5-0-0.**

October 14, 2021 Minutes: **Jack Meaney moved, Vice Chairman Fillmore seconded to accept the minutes of October 14th as amended, passed 5-0-0.**

IV. OTHER BUSINESS

2022 CIP - 6 year plan overview

CIP Chairman Jack Dearborn presented the Capital Improvements Plan to the Board. Department priority classifications: Urgent, Necessary, Desirable, Deferrable, Premature and Inconsistent.

2022 Capital Improvements Summary

Department	Request	Request Priority	Funding	Cost	2022 Yes	Impact Tax Rate	Dept. Priority
Fire	Cardiac	\$75,000	Taxation/Warrant	\$0.00		\$0.00	Urgent
	Ambulance Replacement	\$350,000	Taxation/Warrant	\$0.00	X	\$0.00	Urgent
Total:		\$425,000		\$0.00*		\$0.00	

DPW	New 10Wheel Truck Replacement	\$260,00	Taxation/Warrant	\$260,000*	X	\$0.21	Necessary
	New 10Wheel Truck Replacement	\$260,000	Taxation/Warrant	\$260,000	X	\$0.21	Necessary
	5500 Truck	\$135,000	Taxation/Warrant	\$135,000	X	\$0.10	Necessary
	Road Recon.*	\$575,000	Taxation/Warrant	\$294,098**	X	\$0.23	Urgent
Total:		\$1,230,000		\$949,098		\$0.75	
Police	Cruiser Replacement	\$71,013	Taxation/Warrant	\$71,013	X	\$0.06	Urgent
Total:		\$71,013		\$71,013		\$0.06	
BOS	Master Plan Update	\$20,000	Taxation/Warrant	\$20,000	X	\$0.02	Necessary
Total:		\$20,000		\$20,000		\$0.02	

*Possible funding through the 2021 ARPA Funds (Federal money for Town of Weare)

**Road Reconstruction -\$575,000 -\$280,902 (from the State of NH) = \$294,098 (to be raised by taxation)

Total (Gross Requests) for 2022	\$1,749,013	\$1,749,013
Less Offsets (Block Grant & Fire Articles)	- 705,902	- 705,902
Less ARPA Funds	<u>0</u>	<u>- 260,000</u>

Total (NET Requests) for 2021	\$1,040,111	\$ 780,111
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Total Impact (per \$1,000) to Tax Rate for 2022 CIP Requests:	\$ 0.83	\$0.62
Current Long/Short Term Debt Service (per \$1,000) for 2022:	<u>\$ 0.36</u>	<u>\$0.36</u>
TOTAL TAX IMPACT (PER \$1,000) FOR 2022:	\$1.19	\$0.98

V. NEXT MEETING

November 18, 2021

Being there was no further business to come before the Board, Jack Meaney moved, Secretary Stockhaus seconded to adjourn the meeting at 8:06 pm. Passed 5-0-0

A True Record

Karen Nelson

Karen Nelson transcribed from
Channel 6 TV & TA Bolton notes