



WEARE PLANNING BOARD  
MEETING MINUTES  
February 24, 2022

**PRESENT:** CRAIG A. FRANCISCO, CHAIRMAN; BRUCE FILLMORE, JR., VICE CHAIRMAN; WILLIAM (BILL) STOCKHAUS, SECRETARY; JOHN (JACK) MEANEY, FRANK (CHUCK) BOLTON (arrived late), PAUL GANNON, ALTERNATE; NAOMI BOLTON, INTERIM LAND USE COORDINATOR

**ABSENT:** RAYMOND (RAY) MENARD, ALTERNATE

**GUESTS:** Kayleigh Kerr, Dani-Jean Stuart, Madalyn Lover, Nevin Houle, Marek Rivero

**I. CALL TO ORDER**

Chairman Francisco called the meeting to order at 7:00 pm. and welcomed those present to the February 24, 2022 meeting of the Weare Planning Board. He then welcomed new alternate member Paul Gannon and appointed him as a voting member for this evening as Frank Bolton had not yet arrived.

**II. DISCUSSION**

**A.) Conceptual Hearing:** Kayleigh Kerr – to operate a business from home

Tattoo artist Kayleigh Kerr, Tiffany Hill Road, presented her concept of opening a tattoo parlor in her home. She stated her shop would be different as it would be a personal experience. Her private studio has a large clientele, but she only plans on seeing one client per day, 4 to 5 days per week. Her indoor studio within her home is private, not open to the public. She stated all human waste, liquid and sharps would be placed in a special trashcan to be picked up by a private company.

Town Administrator Bolton stated she will not have to do a site plan because as she described it, this would be considered an at home business per the zoning.

Chairman Francisco asked the Board if they had any questions. Being none, he stated her concept was fine.

Chairman Francisco acknowledged Frank Bolton's arrival. Paul Gannon returned to alternate status.

**B.) Expedited Site Plan Review:** Marico, LLC d/b/a Weare Real Food Market; Owner: Marek Rivero – 65 North Stark Highway, Tax Map 203-032, Commercial Zone. Application is to allow changes to allow the sale of food and drinks on property using food trucks/trailer.

Chairman Francisco stated the first item is this case cannot be considered Expedited, as there was no Conceptual hearing. No waivers. Jack Meaney stated the unregistered truck is semi-permanent as the tires are buried with gravel. Vice Chairman Fillmore stated the septic design is for a three-bedroom house and 300sq.ft retail store, at 300gals/day. He stated the plan does not state how the 300gals/day was devised.

Marek Rivero asked why the septic system matters. Because the use has increased and also, the plan shows sewer lines crossing where the driveway is, stated Vice Chairman Fillmore. Chairman Francisco added the septic/leach field design is where 10-15 cars will be parked. Vice Chairman Fillmore stated a new plan is required. Before the expansion occurs, a new septic system would have to be put in per the State rules.

Vice Chairman Fillmore explained, per the State, a food service vehicle:

- has to be mounted on wheels, able to move in a moment's notice, designated movable
- fully enclosed
- all operations/storage must be done within the confines of the vehicle

- no outbuildings allowed
- more space requires licensed commissary kitchen, additional licenses may be required
- adhere to water and waste water requirements
- water concept is carry in, carry out, no connection to continuous running water supply or sewer
- fresh water tank large enough for hand washing, cooking and ware washing for a fully operating day
- gray water tank must be 15% larger than fresh water tank
- if serving coffee it must be prepared in the truck, sold from the service window, not transported
- any item made on the truck cannot be transported off the truck

Vice Chairman Fillmore stated the food service vehicle has to be able to insert a key and drive away, no skirts and nothing to be removed from under/around the truck. No permanent wiring, only extension cords. They cannot be driven over or buried. Eversource would need to place a pedestal near the truck. Chairman Francisco suggested a generator.

Vice Chairman Fillmore asked about the selling of unwrapped donuts as seen on FB postings. Marek Rivero stated he sells donuts individually. Vice Chairman Fillmore stated that requires a separate food license. He added, touching food inside requires sinks that would in turn increase the septic use.

Vice Chairman Fillmore stated he needs a letter that outlines how the gallons per day for commercial use was arrived at. Because it is based on square footage, the number of workers, how many meals are served/day, how many people go in and out, etc., as part of a chart with 45 different items. Jim Donison should have prepared that as the State was surprised it was not part of the plan.

Marek Rivero stated he is ordering water from Monadnock Water. Vice Chairman Fillmore stated water must be sourced from public water or his well, but it has to be tested annually by the State. A service contract for gray water dumping is required.

Vice Chairman Fillmore stated the property is maxed out and would like a new Site Plan showing the food truck locations, stacking traffic, etc.

Jack Meaney stated the application has no permit for the extended hours of the store or parking spaces or handicap ramp. He added, traffic was originally supposed to enter through the field and exit behind the backside of the building. Also, as part of the explicit driveway permit, the apron on Route 114 was supposed to be paved. Traffic is not supposed to exit off the driveway on Quaker Street.

**Vice Chairman Fillmore moved, Secretary Stockhaus seconded to continue this case until March 24, 2022. Passed 5-0-0**

**C.) Voluntary Merger:** Ryan & Allyson Hyjek – Wayne Drive, Tax Map 109-049 & 109-050

**Jack Meaney moved, Secretary Stockhaus seconded to approve the voluntary merger. Passed 5-0-0**

**D.) Common Driveway Request:** Continued from January 13, 2022, Nevin Houle & Madalyn Lover – request approval for common driveway, River Road, Tax Map 409-077

**Secretary Stockhaus moved, Jack Meaney seconded to approve the driveway. Passed 4-0-1 Chairman Francisco abstained**

### **III. OTHER BUSINESS**

1. New member, Dani-Jean Stuart
2. Jack Meaney to volunteer
3. Proposed Ordinance in reference to rentals (SB249) Planning Board to present to the Board of Selectmen

### **IV. MINUTES:**

**November 18, 2021: Vice Chairman Fillmore moved, Jack Meaney seconded to accept the minutes of November 18th as written, passed 5-0-0.**

**January 13, 2022: Vice Chairman Fillmore moved, Secretary Stockhaus seconded to accept the minutes of January 13th as amended, passed 4-0-1 Jack Meaney abstained.**

## **V. NEXT MEETING**

March 10, 2022

**Being there was no further business to come before the Board, Secretary Stockhaus moved, Jack Meaney seconded to adjourn the meeting at 8:05 pm. Passed 5-0-0**

A True Record

*Karen Nelson*

Karen Nelson transcribed from

You Tube & TA Bolton notes