



WEARE PLANNING BOARD

MEETING MINUTES

April 14, 2022

PRESENT: CRAIG FRANCISCO, CHAIRMAN; BRUCE FILLMORE, JR., VICE CHAIRMAN; FRANK (CHUCK) BOLTON; SHERRY BURDICK, EXOFFICIO; PAUL GANNON, ALTERNATE; DANI-JEAN STUART, ALTERNATE; NAOMI BOLTON, TOWN ADMINISTRATOR & INTERIM LAND USE COORDINATOR

ABSENT: WILLIAM (BILL) STOCKHAUS, SECRETARY; RAY MENARD, ALTERNATE; JOHN (JACK) MEANEY, ALTERNATE

GUESTS: Marek Rivero

I. CALL TO ORDER

Chairman Francisco called the meeting to order at 7:05 pm. and welcomed those present to the April 14, 2022 meeting of the Weare Planning Board. Chairman Francisco wanted to welcome our new Exofficio Sherry Burdick and alternate, Dani-Jean Stuart. Chairman Francisco appointed Paul Gannon to sit in place of Secretary Pastor Bill Stockhaus for this hearing.

II. DISCUSSION/HEARINGS:

CONTINUED: 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.

Marek Rivero was present. The Board went over the updated plan that was emailed earlier in the week. Chairman Francisco asked if we have a copy of the original driveway permit. Mr. Rivero stated that they were issued a letter not a new driveway permit. Chairman Francisco stated that the letter states that all requirements of the original application are still in place. He was asking to see that the original application looks like. Mr. Rivero stated that they will be moving the coffee to the back of the property. The Board then discussed the septic system and installation of the new system.

The following items were given to Mr. Rivero as outstanding items that we will need to come back with for the next meeting. The list is as follows:

- He will also need a special exception for the 2 parking spaces he shows along Quaker Street and 4 near Route 114. Zoning ordinance states they should be 9' x 18'.
- There should be at least 18 feet as a drive aisle between the parking spaces, assuming one way traffic, if two way traffic there should be at least 24 feet.
- The distance from the rear (southwest) property line to the Farmers Market Area is about 45-50 feet. That does not leave enough room for 2 – 9' x 18' parking spaces and a drive aisle.
- The distance between the side lot line (northwest) and the Farmers Market Area is about 40 feet. This would be sufficient for a 9 x 18 parking space and a one way drive aisle. If the leach field cannot support the traffic this would have to be a two way aisle. There isn't sufficient room, unless the Market Area is reduced.
- There is a new approved septic design that showed a proposed leach field near the rear (northwest) property line. Is the leach field capable of supporting vehicles?

- The new approved septic design that showed should be on this sketch, including any proposed sewer lines, D Boxes, septic tanks, etc.
- I do not have the recently approved Site Plan, but the parking will be reduced to about 30 spaces total, without some relief from the Zoning Board. Is that sufficient for the previously approved use?
- I have a concern about an increase in traffic exiting on Quaker Street in proximity to the Route 114 intersection. We should make sure that Public Works, Fire and Police are made aware of this and ask for their comments.
- The recently approved Septic Design needs to be constructed ASAP, per NHDES. Maybe a condition of approval that he can't operate the food truck until the leach field is installed and a CO is received or we can make him do that now.
- The NHDOT Driveway Permit – says that all the original conditions still apply and a copy is enclosed. We need to see the original permit and verify the conditions.
- This will need signage. A “DO NOT ENTER” sign on Quaker Street and 2 on the property at intersection of the “overflow coffee traffic and the drive-up lane”.
- We should see the materials for the drive-up lane, etc. The ambulance may need to access these areas.
- North Arrow
- Title Block
- Hours of operation of Food Truck – 6 AM – 9 PM – seven days a week
- What is going to be served from food truck – coffee and individually wrapped pastries/donuts
- What are the uses and hours of operation of the commercial building
- What are the uses and hours of the Farmers Market
- Landscaping – the parking is shown almost to the property lines to northwest and west. There should be room for some landscaping. At least a grass area.
- Snow Storage - he will have to keep this all plowed
- New Driveway permit for Quaker Street is needed
- Is the “Vendor Truck” a structure? If yes, it would have to meet the 30-foot setback
- Vice Chairman Fillmore suggested that a note also be added that says that a food license will be required for any food changes you will need to return to the Planning Board
- Erosion/silt fence will be put up around the construction area (graveling work)

Vice Chairman Fillmore suggested to Mr. Rivero that he could make two pages to his plan and page 2 could be used for a notes sheet.

Vice Chairman Fillmore moved to continue this hearing to April 28, 2022, Frank Bolton seconded the motion. Passed 5-0-0

III. MINUTES:

March 10, 2022: Vice Chairman Fillmore moved, Frank Bolton seconded to approve the March 10, 2022 minutes as amended. Passed 4-0-1 (Selectman Burdick)

March 24, 2022: Vice Chairman Fillmore moved, Frank Bolton seconded to approve the March 24, 2022 minutes as amended. Passed 4-0-1 (Selectman Burdick)

Frank Bolton asked about the monitoring of the wells done by Capital Well. He inquired who they go to and does anyone in the building review the reports. Town Administrator Bolton indicated that the Town should be receiving a copy, but not sure if anyone is reviewing them or just simply filing them in the property file. The Board suggested that it might be something that the Zoning Enforcement Officer could look into. The Board felt that he wouldn't need to decipher the results, just see if it is noted that it passed or failed.

IV. OTHER BUSINESS

Joint Board meeting reminder: Town Administrator Bolton wanted to remind all those present of the joint board meeting on Thursday, April 21, 2022 starting at 6:30 PM. This will be a work session for the Selectmen, Planning Board, Zoning Board, DPW Director, Building Inspector, Zoning Enforcement Officer, etc. Town Counsel will be mediating this session. It has to do with the building on Class VI and Private Roads.

Short Term Rental Ordinance: Vice Chairman Fillmore stated that he met with Fire Chief on the proposed short term rental ordinance. He is going to meet one more time with the Chief on Monday during the day before going to the Board meeting at night. Vice Chairman Fillmore welcomed anyone that wanted to attend the Selectmen's meeting to go with him.

V. NEXT MEETING:

April 28, 2022

Being there was no further business to come before the Board, Frank Bolton moved, Paul Gannon seconded to adjourn the meeting at 7:53 pm. Passed 5-0-0

A True Record

Naomi L. Bolton

Town Administrator Bolton

From her notes & YouTube Video