

DRAFT



WEARE PLANNING BOARD  
MEETING MINUTES  
October 12, 2023

**PRESENT:** Craig Francisco- Chairman, Benjamin Knapp- Ex-Officio, Frank Bolton, and Jack Meaney- Alternate.

**ABSENT:** Bruce Fillmore- Vice Chairman, Pastor Bill Stockhaus, Paul Gannon- Alternate, Dani-Jean Stuart-Alternate, and Ray Menard- Alternate

**TOWN ADMINISTRATOR:** Naomi L. Bolton

**GUESTS:** Janice Perry, Sam Ingram- Meridian Land Services, Zack Lacer, David Verney

Chair Craig Francisco called the meeting to order at 7:01 p.m. Chair Francisco appointed Jack Meaney as a voting member.

**Continued Subdivision Plan:** *Janice L. Perry- Perry Family Revocable Trust; Meridian Land Services- surveyor; Spencer C. Tate- Wetlands Scientist; 402 Old Francestown Road, Tax Map 411-319; Agricultural Zone. The purpose of this plan is to subdivide lot #411-319 into two lots.*

Sam Ingram with Meridian Land Services presented a subdivision for 402 Old Francestown Road Tax Map 411-319. The proposed lot will be 5.78 acres leaving the mother lot with 18 acres. Mr. Ingram said that the plan presented reflects the requested changes that the Planning Board requested at the last meeting. A 25-foot wetland buffer was added to the plan. The monuments have been labeled on the plan and the corners have been set. Chair Francisco asked what the former lot line adjustment was for. Mr. Ingram said the former lot line was irrelevant at the time and took it off the plan. Chair Francisco asked if the driveway was shown. Mr. Ingram said the dashed line with a little star on the end of it is where the driveway location is. Chair Francisco said it looks like four monuments are missing on both ends of the 21.14-foot distance. Mr. Ingram said they did not set the monuments because they were not set during the last survey that was done because it was a barway and an existing stone wall. Chair Francisco said to be consistent all four monuments should be set. Mr. Ingram said that he was staying consistent with the plan that was previously passed. Chair Francisco read the 1993 deed from William Bryant to William Bryant Revocable Trust. There is a condition stating that the parcel shall not further be subdivided, and the covenant shall run with the land forever. Mr. Ingram said that was looked at and Ms. Perry has received legal input in regard to the matter. Mr. Ingram asked if they could look at the stone wall being the monuments for the four locations. Mr. Bolton stated that if the stone wall is used for monuments, it is good east and west but there are no north and south directions. Mr. Ingram said there is no drill hole point, but the stone wall is there. Chair Francisco said the drill hole is nice because you will know where the corner should be geometrically, and you can tie it all together.

**Mr. Meaney made a motion that the four monuments be set before a certificate of occupancy. Seconded by Mr. Bolton.**

Chair Francisco stated that is not a normal process for occupancy, usually they are set before the map gets signed. Mr. Meaney said he does not think it is critical. Chair Francisco asked if the other monuments were found. Mr. Ingram said the monuments were found. Mr. Ingram said he could add a note to the plan regarding the setting of the four monuments before CO.

**Motion tied: In favor- 2 (Bolton, Meaney) Opposed- 2 (Francisco, Knapp)**

**Chair Fransisco motioned to approve the plan with the condition that the monuments are set before the final plan approval. Seconded by Mr. Meaney. Motion passes 4-0-0.**

**Minutes:**

**09/28/23:** Mr. Meaney motioned to approve the minutes as amended. Seconded by Mr. Bolton. Motion passed 4-0-0.

**Zoning Amendments:** Mr. Bolton said he sent around a proposal regarding solar panels. Chair Francisco said he felt it needed to be longer and more detailed. Mr. Bolton said that you could be losing farmland you could need when the arrays could be placed elsewhere. Ex-Officio Knapp said it is up to the farmers if they would like the arrays on their land. Chair Francisco said many things need to be added and looked at such as a definition, setbacks, decommissioning the solar panels, etc. Chair Francisco suggested bringing the discussion up with a full Planning Board.

**Being there was no further business to come before the Board, Mr. Meaney made a motion to adjourn, and Mr. Bolton seconded to adjourn at 7:39 pm. Passed 4-0-0**

**ADJOURNMENT**

A True Record.

*Kearsten O'Brien*

Kearsten O'Brien, Minute Taker