

DRAFT
WEARE PLANNING BOARD MEETING MINUTES
June 11, 2020

Present: Craig Francisco (chairman), Neal Kurk (secretary), Rev. William R Stockhaus (alternate), Jack Meaney (Ex-Officio) and Kelly Dearborn-Luce (Land Use Coordinator).

Present via conference call: Bruce Fillmore (vice-chair).

Guest: Matt Rivero

I. CALL TO ORDER

The chairman called the meeting to order at 7:02 PM, then explained due to Covid-19 orders from the Governor's office, the meeting will be conducted at required safe distance and with one member on phone to make a quorum.

II. DISCUSSION

a. CONCEPTUAL REVIEW

Applicant Mr. Marek Rivero, of 65 North Stark Highway [203/32) in a Commercial District was represented by Mr. Matt Rivero, who approached the Board and stated his client would like to propose the use of a Seasonal Farmer's Market. Discussion revolved around clarification of the permitted uses for the property. Various items are needed, including but not limited to:

1. Check on if change of use is altered, will the right to be a single-family residence again be lost.
2. Is selling food with vendors who do not raise the food on the property allowed? Is having one business and one apartment allowed?
3. Site plan is needed with timeline. Wetlands clarification.
4. There is a concern for increased traffic, as there have been several incidents in this location, as well as the road is known to be very slippery.
5. Town Green was mentioned for an alternative proposed location.
6. Traffic patterns need to be explained.
7. Change of use for the driveway is required.
8. The Site-walk was scheduled for June 18, 2020 at 5:15 PM.
9. EOG needs to be consulted on this matter.
10. Additional Zoning matters include: who is allowed to live on the property, life safety, determine percentage residential vs. business (more than 50%?).

b. BUILDING PERMIT FEE SCHEDULE REVIEW

Public hearing to consider changing the basis for calculating the fee for a building permit by defining the "finished area" and the "unfinished area" of construction, as well as to establish the appropriate fee amount per square footage for each of the two areas. Discussion included thoughts on the following:

1. Is the change required to go before the Board of Selectman?
2. Clarify who actually set fees.
3. An analysis is needed to see if permit fees cover the costs the Town provides, through Code Enforcement Office.
4. Selectman should be aware of changes made.
5. Examples of what the Code Officer encompasses when working with these fees: a *plan review, new home construction, plumbing, electric, driveway permits, septic designs, etc.* The only extra is mechanical at \$50.00.

6. Furthermore, Fire, Police, DPW permits costs should be reviewed.
7. Major issues encountered: there is no proof of the value of what is/was being built; new home construction (there were 28 homes built in 2019, but to date there have been 22 so far).
8. There needs to be a clear definition of how to calculate a finished and an unfinished area.
9. February 25 2021 meeting was considered for go-to date to have the analysis ready so the Board can make some decisions on the issue.

IV. ELECTION

Mr. Meaney moved, seconded by Rev. Stockhaus, to re-elect all Board members for July 2020-21. All were in favor, 5-0.

V. MINUTES

*April 23, 2020 were reviewed. Mr. Fillmore made a **motion** to approve with amended items, seconded by Rev. Stockhaus, and all voted in favor; 4-0-1.

*May 28, 2020 were reviewed. Mr. Meaney made a **motion** to approve with amended items, seconded by Rev. Stockhaus, and all voted in favor; 5-0-0.

VI. NEXT MEETING

*July 9, 2020, 7:00 PM at Town Hall

VII. ADJOURNMENT

The meeting then was adjourned. Mr. Kurk made a **motion** to adjourn, seconded by Mr. Meaney, at 8:03 PM. All were in favor, 5-0-0.

Transcribed from notes.

Respectfully submitted,



C. Provencher,
Minute Taker