

DRAFT
WEARE, NH PLANNING BOARD
MEETING MINUTES
July 9, 2020

Present: Craig A. Francisco (chairman), Bruce Fillmore, Jr. (vice-chairman), Neal Kurk (secretary), Rev. William R Stockhaus (member), and Kelly Dearborn-Luce (Land Use Coordinator). **Guests:** Marek Rivero, Matt Rivero.

I. CALL TO ORDER

The chairman called the meeting to order at 7:00 PM, then explained due to Covid-19 orders from the Governor's office, the meeting will be conducted with safe distancing measures.

II. DISCUSSION

a. SITE PLAN REVIEW

Mr. Marek Rivero, of 65 & A North Stark Highway [203/32] in a Commercial District for a proposed use of a Seasonal Farmer's Market/Retail business, permitted by Zoning Ordinance Article 24, Section 24.3.5. The vice-chair **motioned**, seconded by Mr. Kurk, to accept the application as complete; 4-0. Mr. Fillmore stated there were no listed waivers to approve. Mr. Rivero explained a farmer's market would bring together the Town of Weare community and local farmers. Discussion involved defining the leach field with traffic cones parking spots, and signage with "one way" route for pedestrians and drivers. The vice-chair informed the applicant that traffic signs do not count towards signage allowance. Additionally, the following items were addressed:

- Parking: site-plan is approved for twenty-five spaces but can be easily changed to have forty-five spaces of extra parking; squares can be shown on plan, marked as "additional parking spaces, if needed"; a vendor only parking area should be considered.
- Permitted uses in a commercial zoning district: mixed use is allowed, one single-family residence or a multi-family, Section 24.3.4, including boarding or rooming houses, hotels, tourist courts or homes including cabins and motels, and accessory structures. Section 24.3.6 allows office establishments, as well. A reminder, the business shall be approved prior to establishing itself in town
- Time of operation approval to operate Farmer's Market: Friday, Saturday, Sunday 8 AM to 6:00 PM; May 1-December 31st
- Tenting and vendor requirements i.e. awnings, coverings for vendors who will have their own tables and chairs to fit under the 10' x 10' canopy pop up tents
- Split-rail fencing to protect wet area near Rt. 114
- Flow of traffic enters from Route 114, and back onto Quaker Street to exit.
- DOT driveway permit; a note stating "approval from Planning Board chairman" is needed along with a permit number
- Construction fencing shown around septic system

Mr. Kurk, seconded by the vice-chair, **motioned** an expedited application be approved without public comment, and no further discussion from the board, was approved 4-0 with the following conditions:

1. Conditions listed shall be shown on plan
2. Hours of operation are approved for: Friday, Saturday, Sunday, 8:00 AM to 6:00 PM; Dates thru May 1st to December 31st
3. Drainfield delineated in such a way that it will not be accessible to vehicles
4. Flow of traffic shall enter from Route 114, existing onto Quaker Street
5. Parking: approved for twenty-five spaces but can be easily changed to provide forty-five spaces for an additional 20 spaces, should the need arise (to be placed inside of the loop); one handicap space is required; squares shall be shown on plan, marked as “additional parking spaces, if needed”
6. Internal directional signs be placed to guide traffic
7. Two porta-pottys on site during the hours of actual operation. Non-entry by vendors or customers to inside bathrooms due to limitations of the septic system must be adhered to by property owner.
8. DOT permit driveway permit number is needed.
9. An approval signage block provided on plan
10. An amended site plan is required should additional commercial businesses or uses be considered for the property.

b. BUILDING PERMIT FEE SCHEDULE

Discussed and reviewed:

1. Price comparisons of boarding towns
2. Various options were considered for wording of finished areas: included were heated area, “inside” thermal envelope areas, or “gross” insulated floor area.

After thoughtful consideration, the vice-chair then **motioned** to recommend to the Board of Selectman to set a less problematic rate used shown as “gross insulated floor area” at \$0.50 per square foot.

c. OTHER

- The chairman addressed a concern for the value of what the Town receives from Southern NH Planning Commission, and should the annual fee of \$6,000 be considered instead for producing the updated Master Plan.
- Class 6/Private roads shall be treated similarly to how driveway permits are now currently done; changes to Zoning Ordinance in the Fall should include a section to allow building Class 6/private roads with a Conditional Permit (Innovated Land Control). Also, definition for a private road is greatly needed.

III. MINUTES Mr. Fillmore made a **motion** to approve the June 25, 2020 amended minutes, motion was seconded by the chair, and all voted in favor; 4-0.

IV. NEXT MEETING

Thursday August 11, 2020, 7:00 PM at Town Hall, 2nd floor meeting room

V. ADJOURNMENT

The meeting was then adjourned at 9:57 PM by the vice-chairman, seconded by Rev. Stockhaus, and all were in favor; 4-0.

Respectfully submitted,

A handwritten signature in cursive script, reading "C. Provencher". The signature is written in black ink and is positioned above the printed name and title.

C. Provencher,
Minute Taker