



WEARE PLANNING BOARD
MEETING MINUTES
December 14, 2023

PRESENT: Craig Francisco- Chairman; Bruce Fillmore- Vice Chairman; Frank Bolton; Pastor Bill Stockhaus; Benjamin Knapp-Ex-Officio; and Dani-Jean Stuart - Alternate.

ABSENT: Jack Meaney – Alternate; Paul Gannon- Alternate; Ray Menard- Alternate,

TOWN ADMINISTRATOR: Naomi L. Bolton

GUESTS: Emily Bainton; Noah Lacasse; David Nelson; Lisa Lacasse; Dan Lacasse; Kristin Morrissey;

Chairman Francisco called the meeting to order at 7:00 p.m.

Conceptual Hearing: Second Chance Ranch Rescue, Inc., Kristin Morrissey (Applicant); Noah R. Lacasse (Owner); Tax Map 411-358, Lull Road. The applicant would like to build a house and barn to operate a small non-profit animal rescue.

Kristin Morrissey, founder and director of Second Change Ranch Rescue, a small non-profit organization in New Boston. They have been operating since 2016 and have saved over 750 dogs and have helped 1,000-2,000 people. They have been operating the rescue out of her home. The rescue is run as a non-profit, she has no financial stake. She does this as a full-time volunteer. She works another job and has a family. The rescue is her passion and they have been donating the use of their property for the last few years. They have renovated their barn. Their rescue has grown, and they have been recognized for some of their unique aspects and achievements. They are in good standing with the state. The state actually uses them as an example for quarantine processes. They have never had a noise complaint from their neighborhood. The next step is that the rescue would like to find a place to fully own and have full ownership and have flexibility and freedom. Ms. Morrissey stated that they have been eyeing the property in Weare as it is a little bit less developed than some of the areas in New Boston that they have looked at. They use the Weare vet. The property they have fallen in love with is located on Lull Road. It is big and beautiful open land. They like the privacy it gives them with all the natural features of the land. The road not being built up gives them the quiet feel, like where they are new on Joe English Road in New Boston. They are looking to build something that fits into the neighborhood. They are not looking to increase the scale they are looking to replicate the operation they have right now. This move is for her family but also for the non-profit rescue to be able to be the most efficient with a place of their own. The Board asked Ms. Morrissey questions regarding the activity with people coming and going, etc. They have an extensive screening process so that they are not accepting unadoptable dogs and just accumulating them. They have a small amount of capacity for boarding dogs. The range would be 5-15 dogs. They absolutely do no breeding. The Board asked about waste, which is contracted and taken off site. The Board asked about hours of operation. They operate from 6 AM to 8-9 PM, but they are all quiet after 7-8 PM. They want to have living quarters above the barn, which will be attached to the main dwelling, it would be considered an ADU, with a 750 square foot maximum size. The Board wanted to make sure they have ample parking

for all visitors and those living there. The Board felt it was an appropriate use and an appropriate zone, but informed Ms. Morrissey that she would need to do a formal site plan for the rescue operation which would entail an application, notification to the abutters and fees to a site plan review hearing. Ms. Morrissey asked about getting some sort of notification of tonight's decision. Chairman Francisco stated that because it is conceptual the only thing would be the minutes.

Conceptual Hearing: Cristina Valente (Applicant); The Bishop of Protestant Episcopal Church of New Hampshire (Owner); Tax Map 202-135, 118 Center Road. The applicant would like to transfer the old church into a Montessori School for children ages 18 months – 3 years of age, school year only.

No one was present at this time, so the Board moved onto the next hearing.

Lot Line Adjustment: Joseph A. Dussault, Trustee; Joseph A. Dussault Revocable Trust (Owner); Town of Weare (Applicant); Tax Map 412-130, 407 Riverdale Road, Village Zone. The purpose of this plan is to take 510 square feet and donate it to the Town of Weare to improve the intersection of River Road and Riverdale Road.

Town Administrator Naomi Bolton was present on behalf of the owner. Town Administrator Bolton stated that this application is for a lot line adjustment plan to widen the intersection of River Road and Riverdale Road. The property is located in the Village District. The lot currently contains 0.40 acres, which is non-conforming. Mr. Dussault approached the Town several years ago to donate 510 square feet of his property to the Town to make the corner safer for all. Taking the 510 square feet from a currently non-conforming property required an approval from the Zoning Board, which was approved on December 5, 2023. This is the next step. If approved there are still a couple more steps, the acceptance of the donation from Mr. Dussault, recording the new plan and then a new deed for Mr. Dussault before the Town moves forward. Exofficio Knapp stated that this gentleman reached out to him to donate this to increase the turning radius for the trucks, being that Goffstown has posted the road as No Thru Trucking.

David Nelson, Jr., 10 River Road stated that he lives right across from Mr. Dussault. He has no objection whatsoever to this. The only concern he has is that once it's made a lot more negotiable for the trucks, the traffic coming up from Goffstown is going to go a lot faster because now they are going to know that there's no trucks on the other side of the road making the wide swing. He would like to see if there is any way of making it a 3-way or 4-way stop sign installed there so that the trucks coming down can still make the corner. He suggested putting one on Depot Street, River Road and Riverdale Road coming in from Goffstown. Otherwise, he has no issues. This will make that intersection safer. The Board agreed that it would be a good idea.

Emily Bainton, 11 River Road stated she agrees with everything that everyone has said. In her opinion any eyes on that intersection are great for them because it's really dangerous right there. The cars go really fast, and she is amazed that nothing has happened there in the 10 years they have lived there. Anything that can be done to make the intersection safer and adding a stop sign coming from Goffstown would be amazing. She has no objections.

As there were no more comments/concerns, Chairman Francisco closed the public hearing at 7:30 PM.

Vice Chairman Fillmore moved to approve the plan with the following conditions:

- 1. ZBA case number be added to the plan by a note**
- 2. Monuments need to be set**
- 3. Planning Board signature block to be added to the plan**
- 4. Suggestion only – add a stop sign on the Parker Station Road/Riverdale Road from Goffstown be recommended to the Selectmen**

Pastor Stockhaus seconded the motion. Motion passed 5-0-0

Zoning Amendments: Chair Francisco stated that he passed around a couple of emails with some proposed zoning amendments. The first one has to do with private roads, which was done a couple of years ago, where a conditional use permit was allowed to create a private road, but at that time a definition was not added. This amendment is to add a definition to Article 4.1 to read as follows:

PRIVATE ROAD: *Shall mean an access to 3 more lots. The private road must be shown on a survey plan dated prior to March 1988 or be shown on a plan approved by the Planning Board. The Planning Board may only approve private roads with a conditional use permit application.*

The second is to amend Article 17.1.1 to remove the words “or Private”, so the newly worded article would read:

17.1.1 No Building permits for new homes shall be issued on any Class VI Road.

The third proposal is to deal with campers. The town has been struggling with what to do with people living in campers on property all over town and not campgrounds. The proposal is to add a section under the special exception Article 19. This would apply to vacant land as well as lots with houses on it. Campers are not built for year-round living. The proposed wording was:

19.1.1 Campers, travel trailers and recreational vehicles, not located in an approved campground, or Temporary Mobile Homes, not for rent and being used for less than 6 days in any 30-day period are allowed, any other use will require a special exception. Not allowed in Commercial and Village Districts. Office trailers with no running water or sleeping provisions used for less than 120 days are allowed, any other use will require a special exception. Not allowed in Village Districts. For the purposes of this ordinance the time periods commence on the 1st day of the use. Emergency or manufactured housing for temporary occupation during the repair or replacement of a damaged dwelling for a period not to exceed 12 months shall be exempt from the requirements of this Article.

The Board discussed the 6-day requirement. After some discussion of situations, the Board agreed to change the 6 days to 15 days and a few other changes. Vice Chair Fillmore will send the final draft to Town Administrator Bolton to be used at the January 11th public hearing.

The fourth proposed amendment was to revise the wetland buffer and wetland setback. Chair Francisco stated that he attended the Conservation Commission meeting last night to present this proposed change. At the end of that meeting he was asked if he had enough information from the Commission. They wanted him to shelf the idea for a year and study it. The regulations now have a setback for all of 50’ for buildings. The amendment included a date to begin the new setback rule. The first proposal didn’t have a method of how the certification would be made and he has added a certified wetland scientist. The thought was that different wetlands have different values, and that value should be determined and apply a certain setback for the importance. Chair Francisco will make further amendments and send the amendments to Town Administrator Bolton for the January 11, 2024 public hearing.

Minutes: Vice Chair Fillmore motioned to approve the November 16, 2023 minutes as written. Seconded by Pastor Bill Stockhaus. Motioned passed 5-0-0.

Other Business:

Duck Pond Subdivision Wetlands Permit: When the Duck Pond Subdivision was previously approved the plan was to have a bridge that spanned the brook without the need for a wetlands permit. They would like to change and make a smaller bridge which requires the need for a wetland permit. This change will cause some disturbance to the town land. Tonight’s action is to recommend or not recommend to the Board of Selectmen to sign the wetlands permit. Chair Francisco stated that there is a provision in the deed that they reserved the right to construct and maintain structures, etc. They will need to come back to the Planning Board before this new bridge gets constructed to amend the previously approved subdivision. **Vice Chairman Fillmore moved to recommend to the Board of Selectmen to sign the application for wetlands permit as presented; Frank Bolton seconded the motion. Passed 5-0-0**

151
152 December 28, 2023 Meeting: There are no new applications received for the December 28, 2023 meeting,
153 therefore the consensus was not to meet. **Pastor Bill Stockhaus moved; Chair Francisco seconded to**
154 **NOT meet on December 28, 2023. Passed 5-0-0** Town Administrator Bolton will make the appropriate
155 changes and post.
156
157 **Being there was no further business to come before the Board, Pastor Bill Stockhaus made a motion**
158 **to adjourn, and Frank Bolton seconded to adjourn at 8:38 p.m. Passed 5-0-0**
159
160 **ADJOURNMENT**
161 A True Record.
162 *Naomi L. Bolton*
163 Naomi L. Bolton, Minute Taker
164 Town Administrator