



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
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Naomi L. Bolton
Land Use Coordinator

Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
FEBRUARY 22, 2007
(Approved as written 3/29/07)**

PRESENT: Frank Bolton, Vice Chairman; George Malette, Secretary; Tom Clow (arrived at 7:20 PM); Craig Francisco, Alternate; Neal Kurk, Alternate; Naomi L. Bolton, Land Use Coordinator

GUESTS: None

I. CALL TO ORDER:

In the absence of Chairman Paul Morin, Vice Chairman Frank Bolton called the meeting to order at 7:05 PM at the Weare Town Office Building. Vice Chairman Bolton appointed Craig Francisco and Neal Kurk as voting members if the need arises.

II. AGENDA:

RECOGNITION OF THE WINNERS OF THE REGIONAL STUDENT PLANNING COMPETITION: Naomi informed the board that she received a phone call this afternoon from Southern NH Planning Commission to let the board know that the two students who were the winners will not be attending the meeting this evening. They are hoping to reschedule it for the March work session.

PAUL CIULLA – CONCEPTUAL HEARING, MOUNTAIN ROAD, TAX MAP 410-114: Naomi informed the board that Mr. Ciulla called to state that he will not be attending this evening because he needed to do some more work on his plan first. He will call back and reschedule for a later date.

III. VOLUNTARY MERGERS:

CHESTER A. COLBURN – VOLUNTARY MERGER, RESERVOIR DRIVE, TAX MAP 102-050 & 102-050.001: Mr. Colburn owns two adjoining parcels that he would like to merge together. The smaller parcel used to be one of the satellite fire stations that the Town has returned back to Mr. Colburn. Neal Kurk moved to approve the

voluntary merger as requested; George Malette seconded the motion, all in favor.

MERLE S. & JOYCE J. JORDAN – VOLUNTARY MERGER, NORTH STARK HIGHWAY, TAX MAP 402-012, 402-013 & 402-014: The Jordan's own three contiguous parcels, two vacant and one with their home that they would like to merge together. Neal Kurk moved to approve the voluntary merger as requested; George Malette seconded the motion, all in favor.

STEVE BARRIERE, VOLUNTARY MERGER, JEWETT ROAD, TAX MAP 407-164, 407-165 & 407-166: Mr. Barriere has three contiguous undeveloped parcels of land on Jewett Road that he would like to merge together. Neal Kurk moved to approve the voluntary merger as requested; George Malette seconded the motion, all in favor.

NORMAN & SANDRA FARMER – VOLUNTARY MERGER, WATERMAN COURT, TAX MAP 101-071 & 101-073: Mr. & Mrs. Farmer have two contiguous parcels of land, one vacant and one with a cottage/house near Horace Lake that they would like to merge together. George Malette moved to approve the voluntary merger as requested; Craig Francisco seconded the motion, all in favor.

IV. MINUTES:

OCTOBER 26, 2006 MINUTES: George Malette moved to approve the October 26, 2006 minutes as amended; Craig Francisco seconded the motion, all in favor.

NOVEMBER 9, 2006 MINUTES: George Malette moved to approve the November 9, 2006 minutes as written; Craig Francisco seconded the motion, all in favor.

NOVEMBER 16, 2006 MINUTES: George Malette moved to approve the November 16, 2006 minutes as written; Neal Kurk seconded the motion, all in favor.

DECEMBER 7, 2006 MINUTES: George Malette moved to approve the December 7, 2006 minutes as written; Neal Kurk seconded the motion, all in favor.

DECEMBER 14, 2006 MINUTES: George Malette moved to approve the December 14, 2006 minutes as written; Neal Kurk seconded the motion, all in favor except for Vice Chairman Bolton who abstained.

DECEMBER 28, 2006 MINUTES: George Malette moved to approve the December 28, 2006 minutes as written, Tom Clow seconded the motion, all in favor.

JANUARY 11, 2007 MINUTES: George Malette moved to approve the January 11, 2007 minutes as written; Tom Clow seconded the motion, all in favor.

JANUARY 16, 2007 MINUTES: George Malette moved to approve the January 16, 2007 minutes as written; Tom Clow seconded the motion, all in favor.

JANUARY 25, 2007 MINUTES: George Malette moved to approve the January 25, 2007 minutes as written; Tom Clow seconded the motion, all in favor.

FEBRUARY 8, 2007 MINUTES: George Malette moved to approve the February 8, 2007 minutes as amended; Tom Clow seconded the motion, all in favor.

V. OTHER BUSINESS:

RESIGNATION OF BOARD MEMBER: The board received a letter of resignation from Mike Palmisano. Neal Kurk moved to accept the resignation with great regret and would like to have the board send a thank you and to express his appreciation for his many years of service on the board, George Malette seconded the motion, all in favor.

FILING OF VACANCY: With the resignation of Mr. Palmisano the board needs to fill the vacancy. Craig Francisco would be the senior most alternate to be elevated to full member if he would like to. Mr. Francisco stated that he would like to. George Malette moved to recommend to the Board of Selectmen that Craig Francisco be elevated to the full member position on the Planning Board; Tom Clow seconded the motion, all in favor.

KEEPING A RUNNING LIST OF ITEMS/GOALS FOR UPCOMING YEAR: Vice Chairman Bolton stated that at the last meeting, while going through a few of the hearing the board made mention of items that the board should be looking into. He didn't see the list anywhere in the minutes and was wondering if a list could be started and kept running of things the board comes up with through the year, whether it be zoning changes, subdivision changes, site plan changes, etc. Naomi stated that she could start a list and keep it going. The list could be added to at any time. The following is the list:

- Mixed use lots
- Change of use form developed as part of the site plan process
- Cost of community service to be considered
- Look at the 50' buffer on the outside of a cluster development

PROPOSED SUBDIVISION CHANGES: Neal Kurk handed out his proposed list of changes that he felt could possibly be done in the subdivision regulations and not the zoning regulations. The board wanted these suggestions as well as others added to the above list. The additions to the list were as follows:

- Amend 8.10 Utilities – to make sure all utilities in a major subdivision shall be underground
- Amend 2.10 Off-Site Improvements – to cover not only roads but water, sewer, recreation facilities, schools, etc.
- Amend 8.1 Roadway Design – to allow the board to approve (a) gravel rather than paved roads, (b) narrower than 24 feet paved roadway, (c) waive other design standards to preserve the Town's rural character and promote more affordable housing
- Add new section to deal with cluster housing (a) require visual setback between houses and frontage road, (b) require open space that is compact and contiguous with existing and future open space, (c) permit lot-sizing averaging
- Amend 8.8 Fire Protection System cistern requirements
- Amend 4.1.H – no structures of any kind, including roads and driveways, shall be constructed on prime agricultural soils
- Transferable Development Rights and Village District Zones – to increase density in certain zones
- Regulate the phasing out of the subdivision names and only use road names
- All legal opinions that the board might need for anything (mixed use, etc) should be paid for by the applicant
- Road bonding – phasing before or after the mylar is signed
- Zoning map – begin to revise zones
- SNHPC – check to see what services that the board might be able to utilize as part of the membership dues (Naomi stated she would look into this).
- Update Site Plan Regulations
- Go through the Master Plan to see if there is anything that should be addressed this year (George Malette state that he would do this.)
- Look at the smart growth principles
- Timing of dealing with zoning amendments, so they get done before December

- Encourage other groups or committees that might want to see any zoning changes to meet with the board earlier
- Look at identifying public parking areas (22.6.3) particularly in the village districts
- Create some sort of tax neutral proposals (mixed use residential)

VI. ADJOURNMENT:

As there was no further business to come before the board, Tom Clow moved to adjourn at 9:40 PM, George Malette seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator