



**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  
JULY 12, 2007  
(Approved as amended 8/9/07)**

**PRESENT:** Paul Morin, Chairman; Frank Bolton, Vice Chairman; George Malette, Secretary; Tom Clow, Exofficio; Craig Francisco; Neal Kurk, Alternate; Naomi L. Bolton, Land Use Coordinator.

**GUESTS:** Melanie Gordon; Betty Straw; Ruth Jones; Jennifer McCourt; Wally Wood; Chris Hague; David Trumble; Elizabeth McSweeney; Joe Fiala; Heleen Kurk; Ian McSweeney; Andy Fulton; Jim Thompson; Alice Morris

**I. CALL TO ORDER:**

Chairman Paul Morin called this meeting to order at 7:00 PM at the Town Office Building.

**II. WORK SESSION:**

COLD SPRINGS RV SITE PLAN: Jennifer McCourt and Wally Wood were present on behalf of Cold Springs RV. The board previously approved the parking lots across from the RV place a while ago. The board recently sent a letter of follow up to them looking for some clarifications and some timelines associated with the stabilization and slopes that have been exposed. Jennifer McCourt with McCourt Engineering Associates stated that she has spoke with Bob Silva, who was not available for tonight. Ms. McCourt explained that there was a slow start this spring but they had some internal problems which have been resolved and now Mr. Wood is on the site full time. He has stabilized the front slope, loamed it and within a week it will be seeded and completed. He has put in a sedimentation pond up top with a stabilized outlet to catch what is coming off the slope now. Chairman Morin asked which slope she was talking about. Ms. McCourt responded the upside of the parking area where he will be digging back into. There is a ditch that runs along the toe of the slope into a sedimentation area on the south end. Then there is a stoned area that flows out of that to take the build up to give it some time stabilization in there. Mr. Wood just started out there full time at the beginning of July. It will be worked on full force now. The proposed finish time for the entire project will be by September. Chairman Morin stated that he wasn't concerned until he saw that what looked to be a finished sub grade on the lower part and there was nothing put on it. The board would like to see it done, seeded and stabilized before moving on. Mr. Wood stated that it should be seeded and mulched by Monday night. Chairman Morin asked if this

project falls under 100,000 square feet of disturbed area. Ms. McCourt stated yes it is under so no site specific permit is needed. They have filed for the EPA permit and Mr. Wood had been filing the paperwork as the project proceeds. Chairman Morin stated that we approved the site plan fairly informally with regard to a distinct time line and he didn't have a problem with keeping it somewhat informal. We will look to see for the slopes to get seeded and mulched for stabilization and continued of management of storm water practices. If there is for some reason a delay, the board would ask them to stabilize what is currently open.

HISTORICALLY SENSITIVE ROAD AND SUBDIVISION NAMES: Betty Straw, Ruth Jones and Melanie Gordon were present on behalf of the Historical Society. Mrs. Straw stated that she sent a letter to the board regarding to the naming of places and subdivision names. Chairman Morin asked for a suggestion to regulate naming a subdivision or roads. Mrs. Straw stated that they would like to cooperate and see that names are appropriate to some history. The directors of the Historical Society meet once a month. Naomi will be adding the Historical Society to the Other Boards letter for their input on new subdivisions.

PRIME AGRICULTURAL SOILS AND SOILS OF STATEWIDE SIGNIFICANCE: Chairman Morin turned the meeting over the Vice Chairman Bolton as he is heading up the subcommittee. Vice Chairman Bolton turned the floor over to Chris Hague who is the secretary of the Agricultural Committee (AC) (new name) which was formally the Agricultural Planning and Preservation Committee (APPC). They have developed a mission statement basically from the definition of agriculture, which is to protect and conserve agricultural land and to enhance the practice of agriculture in the Town of Weare. They are hoping to get something ready for the warrant for the upcoming March Town meeting. The following list is what the subcommittee will be looking to accomplish in order to execute this mission:

1. The AC will identify agricultural lands, based upon the following criteria;
  - o Prime farmland soils, as well as farmland soils of local importance and statewide importance
  - o Large tracts of undeveloped land
  - o Land currently used for agricultural purposesThe owners will be contacted and encouraged to share their needs and wants as landowners and as farmers.
2. The AC will create a general statement to be submitted as a warrant article that the town supports the practice of agriculture in Weare and endorses the State's Right to Farming law.
3. The AC will make recommendations to the Planning Board on regulations, definitions and incentives to make development on agricultural lands farm-friendly and to encourage the preservation of prime farmland soils and soils of local and state importance.
4. The AC will instate a plan for a long-term, permanent agricultural commission.

5. The AC will work with town boards and committees, as well as other public and private groups to develop language for easements and to work with potential land owners to support our mission.
6. The AC will, investigate the establishment of a fund to raise money, to purchase and preserve farmland.

Dave Trumble stated that he wants to include the conservation easement to allow farming unless there was some reason why. They have connected with the PWA who has a template in their easements that in it include a section pertaining to farming.

Chris Hague stated that they have done a lot of research and one thing they discovered is that NH is just beginning to do this. When they look to towns that are ahead of us, they are just starting out too. Hatfield Massachusetts on the Connecticut River, they have an Agricultural Commission. She would like to actually go down to meet with someone face to face.

Frank Bolton stated that he has never been involved with such a dedicated committee and he wanted to thank them. He wanted to elaborate on a couple of Ms. Hague's' points. The other thing they would like to do is to get those that might be affected informed before the hearing process. Mr. Bolton felt that should this committee recommend something for the upcoming ballot he felt that those that might be affected should be notified. Mr. Bolton stated that he envisioned that his involvement in this was that to preserve the farm soils particularly on the larger subdivision.

Chairman Morin agreed with Mr. Bolton and this has been a supercharged subcommittee, one of the most energetic and he commended them all. One of the goals is to put something on the ballot and he encouraged them to get some rough draft to the board as soon as possible. He strongly encouraged them to look at the Master Plan and see where it is deficient and those changes can be made sooner than the ballot. Chairman Morin stated that he felt it was interested with the notion to try to protect lands by funding the value difference.

SIGN ORDINANCE: Jim Thompson was present to give the board an update on the Economic Development Committee's (EDC) public outreach regarding signage regulations. Mr. Thompson stated that it is really a work in progress. There are both ends of the spectrum out there. From the EDC standpoint, they want to encourage business growth in town. People that want to open a business or keep a business going they need to be able to advertise. They feel that they can keep things within the current parameters. They are now trying to get input from other towns to see what is out of there. The sign ordinance that was put on the ballot, voted on and approved without the inference from the public input session, the fact the people vote in tells him that they want some way of governing the signs in town. Obviously there was a concern or want by the voters. They have talked about scrapping the existing and doing a whole new sign ordinance to

saying maybe we should let things ride as is, possibly coming up with a prohibitive sign ordinance. One example was a temporary sign, mortgages, snowplowing, etc. Liz McSweeney was also present and handed out a sheet of pictures of a few signs of the town center to see if there was any particular sign that the "Town" would like to see.

Tom Clow stated that he felt the sign ordinance that was passed in March has some good points. It wasn't a stop gap. The internal illumination and electronic reader boards like in Concord, the ordinance puts up a road block for that type of sign. Our focus should be first and foremost be on the permanent signs, not to prohibit the business. The complaints that he heard was pertaining to the yard sale, temporary signs. We need to be careful to allow some freedom. He saw nothing wrong and it did hold us in place for a year. He would like to encourage the group to focus on the large permanent signs.

Frank Bolton stated that Mr. Clow alluded to some issues in Concord with signs, but they successfully won in court on sign court issues. It would appear that there are some ways of limiting signs. He felt the Town of Weare should look at this very important issue. Hopefully it can be addressed to allow the business to grow but not an issue when you have to drive down the road.

Chairman Morin stated that Concord and Salem were both upheld in court but it had something to do with the aesthetic of signs.

Mr. Clow stated that with Concord it dealt with the electronic changing messages and they are passing an ordinance to prohibit those. Chairman Morin stated that it has nothing to do with the content of the sign and needs to be careful. It certainly needs to be context neutral.

Jim Thompson felt that it should be left up to the planning board. Chairman Morin asked for clarification on that. Chairman Morin asked if he was saying that everyone that applied for a sign permit would constitute a planning board site plan review and Mr. Thompson responded, yes.

Tom Clow cautioned that he would like to see the permanent sign ordinance be done carefully. Real estate signs versus a snowplowing sign could be an issue. Neal Kurk felt that we couldn't really differentiate from real estate signs to business signs. He felt the board needs to be careful.

George Malette has a concern for the little business owners. Are the directional signs really necessary with today's computer world?

Melanie Gordon stated that political signs fall into this and not just beside the roads. She felt it should really be all or none. It is littering it up the town roads. She felt it should be all the same in Town.

Ian McSweeney agreed with Ms. Gordon and he is in real estate and statistically 85% of people use the internet. The free Craig List web site is really being used.

Chairman Morin stated that what he thought Ms. Gordon is talking about really goes to policing.

Frank Bolton stated to expand on what Ms. Gordon is talking about. He has seen some of the temporary signs advertising a job out there for years, not just weeks.

Chairman Morin stated that there seems to be a consensus of the temporary signs and the aesthetic appearance. He has not heard anything about the signage needs, if we are encouraging businesses we need to be careful so we don't overstep and squelch business. Jim Thompson responded to Ms. Gordon stating that there are size restrictions within the districts. Speaking of encouragement and the business needs, he felt that one of the things that need to be done is the multiple business in one location. The example was Ed Palmer's new building. The size of the sign is correct, but the businesses that put their sign on that are sometimes very hard to read.

Joe Fiala stated that he would like to add the Bolton Memorial Park sign as one that he likes. He wanted to keep the temporary sign distinction from the store that puts a sign in the window. He wondered about allowing a 3 day permit for a yard sale or an open house for a new house. Mr. Thompson stated that was discussed and what they are trying to address now is the permanent sign. They talked about a percentage possibility of allowing other advertising signs. But felt it was like opening Pandora's Box. He is of the opinion the less change the better but at the same time maybe we need to look at the existing zoning and come up with a prohibitive ordinance, with the stipulation that any new sign or remodeling of a sign needs to be approved by the planning board.

Chairman Morin stated that he talked to the planner of the Town of Londonderry and he gave him several resources some that were too big to email. The first was called "Context-Sensitive Signage Design". It is from the American Planning Association. He has one version on CD and he is willing to burn one for anyone interested. It has to do with the context of signs. He also has a power point presentation "Anchorage" sign code that is email able. Chairman Morin stated that he is looking forward to be working together.

Craig Francisco stated that he didn't think the planning board should be permitting a sign. Chairman Morin stated that he has had conversations with Chip and he has made it clear that this board may have to be the one to determine.

Chairman Morin asked the EDC if it would be possible get back together, both boards, in a couple of months with something more concrete. Chairman Morin stated that maybe we can just keep in touch through the emails like the AC subcommittee has been doing. Chairman Morin stated that he is hoping that we

have identified some of the complex issues and ironed them out. Ms. McSweeney mentioned themes and Chairman Morin stated that he wasn't sure how that could be completed. Chairman Morin stated that he would like to see a good game plan for the September meeting.

**III. MINUTES:**

JUNE 28, 2007 MINUTES: George Malette moved to approve the June 28, 2007 minutes as amended; Craig Francisco seconded the motion. Vote: 3 in favor (Malette, Morin, Francisco) and 2 abstentions (Clow and Bolton).

**IV. OTHER BUSINESS:**

AUGUST REGULAR MEETING: Naomi informed the board that the August regular meeting will be on August 23<sup>rd</sup>. She will be out of Town. The board could have the meeting that night or Naomi suggested moving it to the following week August 30<sup>th</sup>. The consensus of the board was that they would like for Naomi to be present and they were fine with the 30<sup>th</sup>.

RELEASE OF ENGINEERING FUNDS FOR ARTHUR SICILIANO: Naomi received a letter from Art Siciliano requesting the return of any unused engineering escrow as the engineering review is complete. Chairman Morin moved to close the account and release the remaining funds plus interest to Mr. Siciliano as requested; George Malette seconded the motion, all in favor.

TOWN CENTER ADVISORY COMMITTEE: Tom Clow brought up the fact that this committee has been around for a while but felt that it should be connected to a board. The committee felt it should be connected as a subcommittee of the Planning Board. They need some official status and this board seems the logical connection. They have talked about signs, whether the village should be enlarged, farmlands that should be overlapped, etc. He doesn't know if the board needs more of a presentation before they can be accepted as a group. Chairman Morin agreed and if there are past meeting minutes that could be shared with this board that would be great. Mr. Clow stated that he could put together a package of minutes for the board. This advisory committee originated back to the community profile and since about August or September of 2006 they have reactivated. They have been meeting monthly. They have minutes. They have met and had a planner come in. They definitely if they are going to do any thing need some legal standing. Chairman Morin asked if Mr. Clow could send the committee members and the minutes and he can make the nominations.

CAPITAL IMPROVEMENTS PROGRAM: Chairman Morin stated that he would like to put a couple of things on the radar screen for the Capital Improvement Program for the Planning Board. The first was to update the Master Plan in the year of 2012 at the tune of about \$45,000. His concern with submitting a request to a Planning Board subcommittee, are we voting on our own projects. He was unsure how the board wants to handle these things, should Chairman Morin step down from the board and present it at arms length. Another

one would be budgeting for a more professional CIP program, which could be at anytime we want it, at a cost of approximately \$15,000 for consultation. He felt it would be worthwhile. The CIP has taken a step forward but lack expertise in that area. Frank Bolton stated that he felt that there is a deficiency on some of the CIP items, but he has only been on the subcommittee for a short time.

CHANGES TO THE ZONING OR SUBDIVISION REGS: George Malette asked if there was any way of underlining or highlighting the changes that were made to the zoning from year to year. The suggestion was to put the date of the revision after the article that was changed.

**VI. ADJOURNMENT:**

As there was no further business to come before, Tom Clow moved to adjourn at 10:00 PM, George Malette seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton  
Land Use Coordinator