



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 14, 2008
(Approved as written 2/28/08)**

PRESENT: Paul Morin, Chairman; George Malette, Secretary; Tom Clow, Exofficio;
Neal Kurk, Alternate; Arthur Townes, Alternate; Naomi Bolton, Land Use
Coordinator

GUESTS: None

I. CALL TO ORDER:

Chairman Paul Morin called the meeting to order at 7:00 PM. Chairman Morin appointed Neal Kurk and Arthur Townes to sit as a voting member for this evening.

II. PUBLIC HEARING:

WALTER BOHLIN – VOLUNTARY MERGER, THURBER ROAD, TAX MAP 105-033 & 105-034: Chairman Morin opened this hearing at 7:03 PM. Mr. Bohlin owns two properties next to each other and he would like to merge them together. Once merged together the total lot size would be 1.12 acres. Tom Clow moved to approve the voluntary merger as requested; Neal Kurk seconded the motion, all in favor. Chairman Morin closed this hearing at 7:13 PM.

SW REALTY TRUST – VOLUNTARY MERGER, SOUTH STARK HIGHWAY, TAX MAP 408-172 & 408-173: Chairman Morin opened this hearing at 7:14 PM. S.W. Realty Trust (a/k/a Country 3 Corners) has several parcels that are contiguous. This request is to merge two of them together. This merger is a condition of approval for the site plan that was conditionally approved January 24th. Tom Clow moved to approve the voluntary merger as requested; Neal Kurk seconded the motion, all in favor. Chairman Morin closed this hearing at 7:14 PM.

SARAH N. UBEL – VOLUNTARY MERGER, LAKEVIEW DRIVE, TAX MAP 102-03 & 102-039: Chairman Morin opened this hearing at 7:15 PM. Ms. Ubel has two parcels next to each other that she would like to merge together. There is a house on one lot and the other lot is vacant. Once merged together the total lot size will be 0.84 acres. George Malette moved to approve the voluntary merger as requested; Neal Kurk seconded the motion, all in favor. Chairman Morin closed this hearing at 7:16 PM.

Neal Kurk removed himself from the board for the next item.

NEAL M. KURK, TRUSTEE OF THE THREE PONDS REVOCABLE TRUST & HELEEN H. KURK, TRUSTEE OF THE THREE MAPLES REVOCABLE TRUST – VOLUNTARY MERGER, MT. DEARBORN ROAD, TAX MAP 407-129 & 407-130: Chairman Morin opened this hearing at 7:17 PM. Mr. & Mrs. Kurk own two contiguous parcels of land that they would like to merge. The roadway that shows on the tax map is the old Town road which was discontinued when Mt. Dearborn Road was redone. The old roadway is not their driveway. One parcel contains a barn and 91.40 acres and the other parcel contains the house and 2.67 acres. George Malette moved to approve the voluntary merger as requested; Tom Clow seconded the motion, all in favor. Chairman Morin closed this hearing at 7:18 PM.

Neal Kurk retained his seat on the board.

GIFFORD & LISA COLBURN – VOLUNTARY MERGER, WOODBURY ROAD, TAX MAP 201-044 & 201-045: Chairman Morin opened this hearing at 7:19 PM. Mr. & Mrs. Colburn have two contiguous parcels that they would like to merge together. One parcel contains the house and 2.90 acres and the other parcel is vacant and contains 0.39 acres. Once combined the total of the parcel would be 3.29 acres. George Malette moved to approve the voluntary merger as requested; Tom Clow seconded the motion, all in favor. Chairman Morin closed this hearing at 7:20 PM.

SCOTT & MELISSA MELLOR – VOLUNTARY MERGER, RESERVOIR DRIVE, TAX MAP 201-082, 201-087 & 201-089: Chairman Morin opened this hearing at 7:21 PM. Mr. & Mrs. Mellor own three parcels of property on Reservoir Drive and John Connor Road with the Piscataquog River running through the middle of lots 87 and 89. Tom Clow moved to approve the voluntary merger as requested; George Malette seconded the motion, all in favor. Chairman Morin closed this hearing at 7:35 PM.

III. OTHER BUSINESS:

NOVEMBER 15, 2007 MINUTES: George Malette moved to approve the November 15, 2007 minutes as amended; Tom Clow seconded the motion, all in favor.

DECEMBER 27, 2007 MINUTES: Tom Clow moved to approve the December 27, 2007 minutes as written; George Malette seconded the motion, all in favor.

JANUARY 10, 2008 MINUTES: George Malette moved to approve the January 10, 2008 minutes as written; Tom Clow seconded the motion, all in favor.

JANUARY 24, 2008 MINUTES: Tom Clow moved to approve the January 24, 2008 as written; George Malette seconded the motion, all in favor except for Paul Morin, who abstained.

DISCUSS UPDATE TO SITE PLAN REVIEW REGULATIONS: Chairman Morin stated that Naomi put Site Plan Regulations from 15 Towns on a CD. He stated to burn a copy of the CD for each board member. Chairman Morin stated that what he would like the board to do is to take the next two months and to cull the herd over them at your leisure and hopefully will have something for this upcoming year. One month from now he would like to have the members of the board to have done some review. He would like for the board members to review them and to see if maybe if what we need to do is to use a combination of a few towns or just one and then in two months from now there is a hope that we could put together a plan of action.

GROWTH MANAGEMENT ORDINANCE (GMO): Neal Kurk stated that several months back the board talked about the possibility of setting up subcommittee regarding a growth management ordinance. It was mentioned that the Town of Londonderry has an ordinance that has three separate triggers for the GMO. Mr. Kurk wondered if we shouldn't do that. It would appear that we probably have somewhat of a breather for 2008. If we are going to do anything we should start now. It's going to take time to put together a plan. The idea was to create a subcommittee that would address the different types of pressure that we may experience. Chairman Morin indicated a subcommittee that might consist of two Planning Board members, a member or two from the schools (Mr. Kurk didn't feel the school members were necessary) and a member or two of the public for a total of five member subcommittee. The idea is to look to possibly have something in place that would deal with the crisis when it reaches that point. The Londonderry concept sounds very attractive. Chairman Morin stated that the Town needs to determine its unsustainable level as part of the planning. Chairman Morin asked Mr. Kurk and others to take a stab at drafting a charge for this subcommittee. The make up of the subcommittee will be talked about as well. It will be put on agenda for the March work session.

UPDATE ALL APPLICATIONS AND FORMS: George Malette stated that he would like us to also take a look at the Subdivision checklist to see what changes need to be made on that. Chairman Morin stated that Naomi has wanted to come up with an expedited change of use form and maybe we could look at doing that this year as well.

IMPACT FEES: George Malette stated that last year we discussed looking at an impact fee ordinance. He wondered if this could possibly be done without a professional. Chairman Morin thought it could be but felt it would be very difficult. Chairman Morin stated that he would like a consensus of the board to see if another subcommittee could be formed to accomplish this or was this something that this board wants to undertake the second Thursday of each month

at the work session. Chairman Morin stated that we could talk about this again at the next work session.

III. ADJOURNMENT:

As there was no further business to come before the board, Neal Kurk moved to adjourn at 8:45 PM; Tom Clow seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator