



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
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Naomi L. Bolton
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Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
NOVEMBER 8, 2007
(Approved as written 1/24/08)**

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: Joel Kress; Chris Hague; Ruth Jones; Janet Brown; Paul Doscher; Dot O'Neil; Arthur Townes; Frank Campana; Burt Brown; Ian McSweeney.

I. CALL TO ORDER:

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

II. WORK SESSION:

AGRICULTURAL COMMITTEE: Chris Hague was the spokesperson for the Agricultural Committee. She first went over the right to farm ordinance, which is already in the State Statutes, which give the Town an awareness which they are looking for support. It isn't going to change but would like to affirm what has gone on at the State level to be used as a learning tool. Should this pass they would make the Town aware of the passage of this. If this passes then we would have to look over the zoning ordinance to see what needs to be changed. The establishment of an Agricultural Commission was the next topic. To establish the Commission needs to go on the Warrant and needs a majority to pass. The primary reason they are here is because they are a subcommittee of the Planning Board. One of the discussions they had was how workable to have this right to farm ordinance, if someone is coming in and buying property. It would be great if the CEO or real estate agencies could hand out this information to any potential buyers. They have discussed it but they are looking for guidance by the Planning Board. If this gets adopted there would need to have an addendum to the Master Plan. The AC committee is asking that the two short versions to be voted on. First item of business after the passage would be change the master plan, appoint members and then create an ordinance. Chairman Morin suggested the following to the bottom, "to the extent that it does not supersede or conflict with any disallowed use in the zoning ordinance." Chris Hague read RSA 674:32-a which had to do with presumption. Ian McSweeney stated that momentum and efforts that have already been put in necessitate this moving forward. George Malette stated that the only zone it would have to put something in is the Village. Frank

Bolton stated that they would like to adopt the long version, which would become the ordinance.

Ian McSweeney then discussed the proposed zoning amendment to article 27.3.11 as the AC subcommittee is proposing. Mr. McSweeney explained that this is the AC proposal for the change. The idea is to preserve the right to protect the farmlands. Chairman Morin stated that he would like to see the map and how much are we talking about. Mr. McSweeney stated that they have an overlay of this that goes over the tax maps. Chairman Morin asked Mr. Malette, as a member of the WCC if they as a board have seen this proposed change. Mr. Malette stated that they have not discussed this and he would like to have Frank Bolton attend next weeks meeting. Chairman Morin stated that he would really like to have their input on this and it might just be premature. George Malette stated that he has one more that the AC talked about that has to do with the Rural Conservation Overlay.

WEARE CENTER ADVISORY COMMITTEE: Paul Doscher was present on behalf of the Weare Center Advisory Committee (WCAC) to discuss some proposed changes to the zoning ordinance that have to do with the Weare Center. The boundaries of the districts will not be changed or extended. Mr. Doscher went through the proposed changes the WCAC have put together. Mr. Doscher stated that if the Town gets it reviewed with Town Counsel they stand ready to make any suggested changes. Janet Brown stated that they got a letter in April inviting them in for this type of proposed changes. Her biggest concern is that these maps should be part of the ordinance. There are two working maps that show different boundaries. She is glad they didn't expand. She would like to see others invited to attend (Brennan Colburn's land and the Sawyer's land) because it is their land they are really leaning towards. These people need to have a voice because of the land that they have. She felt there should have been a more rounded committee and not just loaded with Planning Board and Zoning Board members, which she is concerned with and it looks like a control issue. She prefers not to be in the Village District, it is too restrictive.

JOEL KRESS – SOLAR POWERED ORDINANCE DISCUSSION: Joel Kress was present and talked to the board about a solar powered tax exemption that several towns also offer. He was asked to research other towns not in the county and not necessarily close to us. The wordings are almost verbatim. They were all passed back in the 1970's. He was asked to come up with a model language and he hasn't changed the much. Chairman Morin stated that what you were asking for was a tax exemption for the installation of solar energy systems. He has no other problems adding more. It specifically states solar energy systems. He was looking to propose 100% of the assessed value of the difference. This exemption is very sparsely used even though 62 towns do offer it. His intent is a prospective approach. Chairman Morin and the board felt that he should go to the Board of Selectmen to get it on the ballot. George Malette stated that he felt this board was connected to this. Craig Francisco stated that he is not sure if it belongs here but

he felt that we could offer a recommendation. Neal Kurk felt that as a board it is not in the purview of the board. He is not aware of being able to make a recommendation. The recommendation would be advisory only to the Board of Selectmen. Chairman Morin asked if the board had an issue sending a memo to the Board of Selectmen indicating that we have heard two presentations and the Planning Board would give some recommendation to the Board of Selectmen. Chairman Morin stated that it is not a closed issue and if George Malette finds something that it could come back.

ECONOMIC DEVELOPMENT SIGN ORDINANCE PROPOSED CHANGES:

There was no one present on behalf of the Economic Development Committee. The board proceeded through the changes proposed by the Economic Development and changes addressed to this proposal by Neal's proposed changes.

III. MINUTES:

Due to the lateness of the evening, the minutes will be done at a later meeting.

IV. OTHER BUSINESS:

CORLISS DRIVE: Naomi asked the Board if they were all able to take a ride to Corliss Drive. Some of the board had. Jim Donison sent a letter of recommendation to the Board. The Planning Board will send a letter of recommendation to the Board of Selectmen for their November 26, 2007 public hearing.

EASTMAN WAY: Naomi also asked the Board if they were able to get to see Eastman Way. Jim Donison sent a letter of recommendation to the Board. The Planning Board will send a letter of recommendation to the Board of Selectmen for their November 26, 2007 public hearing.

NEXT MEETING FOR ZONING PROPOSALS: Chairman Morin stated that he would like to schedule the next work session on Thursday, November 29th at 7:00 PM. Frank Bolton stated that he wants to be on the agenda for the AC committee.

WEARE MIDDLE SCHOOL SIGN: The board looked at the paperwork that was sent to the Planning Board. The board really has no vote one way or the other. The Planning Board stated that we appreciate the fact the size was down sized and moved, but offer no recommendation.

RECONSIDER WEAREABOUTS STORE SIGN: This issue was brought up at the last meeting. Neal Kurk stated that at the time he was told the board made the vote on misinformation. That has all been taken care of and there appears to be no issue, so no further action needs to be taken.

VI. ADJOURNMENT:

As there was no further business to come before, George Malette moved to adjourn at 12:30 AM, Tom Clow seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator