



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
OCTOBER 11, 2007
(Approved as written 10/25/07)**

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

GUESTS: Joel Kress; Dawn Weber-Braun; Jim Donison;

I. CALL TO ORDER:

Chairman Paul Morin called this meeting to order at 7:00 PM at the Town Office Building. Chairman Morin appointed Neal Kurk to sit as a voting member for tonight's meeting.

II. WORK SESSION:

JOEL KRESS – SOLAR POWERED ORDINANCE DISCUSSION: Joel Kress was present with information regarding solar powered. Chairman Morin wanted to give Mr. Kress some guidance as he has been sincere and spent a great deal of time. Chairman Morin invited Mr. Kress back into the next months meeting in which the board was strictly going to be discussing warrant articles for the upcoming March 2008 ballot.

NORTHEAST ENGINEERING – DISCUSS SOME ENGINEERING ITEMS: Jim Donison was present. Chairman Morin stated that Mr. Donison was present on a request from the board as a follow up from the last work session with Mr. Jerry Coogan. Chairman Morin was asking the board for some type of consensus to expand Mr. Donison's technical review role in an effort to get to the final result more quickly. The board agreed to allow the expansion.

III. PUBLIC HEARINGS:

WEAREABOUTS IN NEW HAMPSHIRE, LLC – APPROVAL OF PLACEMENT OF NEW SIGN, 1437 SOUTH STARK HIGHWAY, TAX MAP 203-007: Chairman Morin opened this hearing at 8:00 PM. Dawn Weber-Braun was present to address a replacement sign that existed when she purchased the property. Ms. Weber-Braun stated that there always was a sign in that location. It used to be one of the internally lit reader board signs. She had always wanted to replace it when she came financially in a position to do so. Unfortunately a few weeks after she bought a store one of the trucks drove over it. George Malette moved to approve the sign which shall only be in

the location as shown in the photo's which Ms. Weber-Braun will be putting the dimensions on the paper when she comes in for the building permit; Neal Kurk seconded the motion. Vote: 4 in favor (Kurk, Malette, Francisco and Morin) and 0 opposed and 1 abstention (Clow). Chairman Morin closed this hearing at 8:32 PM.

DISCUSS JERRY COOGAN'S PROPOSAL: Chairman Morin began discussing the proposal that was sent to the board from Mr. Coogan. Neal Kurk asked for some Deerfield contacts that he can talk to about his proposal. Craig Francisco asked if these types of services could be done by the regional planning commission as part of our annual fee. The board wanted to find out if Mr. Coogan would be interested on an as needed basis paid for the applicant. Chairman Morin stated that he will ask. He will also ask to flesh out the circuit rider program and we need to see who would be doing this service (i.e.: Jr. Planner, etc). At the next months meeting the board will need to decide to pursue or not to pursue this.

PROPOSED BUILDING ORDINANCE CHANGE TO SECTION 4.3.9 TO ADD: "TEMPERING VALVES WILL BE INSTALLED ON ALL DOMESTIC HOT WATER SYSTEMS. EXCEPTION: ELECTRONICALLY CONTROLLED TEMPERATURE REGULATING MECHANISM." Chairman Morin called this hearing to order at 9:45 PM. Naomi explained that this was advertised to be taken up at the September 22, 2005 meeting. The minutes were researched and there were two items to be changed. The first item was discussed and a motion was made, seconded and approved. The second item was never discussed nor a vote taken at this meeting. This public hearing is to ratify this as it was already added to the Building Permit Ordinance since 2005. Tom Clow moved to add the section 4.3.9 which will read "Tempering valves will be installed on all domestic hot water systems. Exception: Electronically controlled temperature regulating mechanism." Craig Francisco seconded the motion. Vote: 4 in favor (Clow, Malette, Morin and Francisco) and 1 opposed (Kurk). Chairman Morin closed this hearing at 9:55 PM.

BEGIN DISCUSSING ANY PROPOSED WARRANT ARTICLES FOR THE UPCOMING 2008 BALLOT: Chairman Morin stated that he has a conversation with Paul Doscher and talked about the proposed changes to the village district from the Weare Center Advisory Committee (WCAC). Chairman Morin stated that he was unsure if that was only the Weare Center or was it to all village districts. Mr. Clow clarified that there has not been any other discussion about other villages except for the Town center. Chairman Morin explained that he told Mr. Doscher that he didn't see it on the agenda and hadn't seen anything so he responded that it probably wouldn't be discussed. Mr. Malette stated that the WCAC hasn't seen this or gone over these proposals yet so waiting wouldn't be a problem. Chairman Morin stated that the proposed changes should be taken to the WCAC and then returned to this board at next month's work session. Mr. Malette gave the board a brief overview of some of the changes but will be prepared to come back for next month. Chairman Morin stated that he would like to put out notice that anyone proposing any changes will be taken up on November 8, 2007.

IV. MINUTES:

SEPTEMBER 27, 2007 MINUTES: Due to lateness of the meeting, the board will take these minutes up at the October 25th meeting.

V. OTHER BUSINESS:

PINE HILL ROAD EXTENSION: Frank Ferrante requested to have approximately 1320 LF of the extension of Pine Hill Road to be accepted as a Town Road. The majority of the board members did visit the site on their own time. Jim Donison and Carl Knapp went on a final site walk with the owner, developer and surveyor. Mr. Donison sent a letter with a couple of outstanding items. The developer is currently working on the outstanding items. This board needs to recommend to the BOS to accept the extension as constructed. Then the BOS has to hold a public hearing to be accepted. The board would like Naomi to forward an email to Mr. Donison regarding driveway culverts. Before the board makes a recommendation he would like to see something from both Carl Knapp and Jim Donison. Naomi will see if that can be arranged by the October 25th meeting.

GROWTH MANAGEMENT ORDINANCE – SCHOOL ENROLLMENT FINDINGS: Chairman Morin presented the board with a draft letter that gets sent to the Board of Selectmen each year as part of the Growth Management Ordinance. With the draft letter was the enrollment figures from the SAU with the numbers for each grade as of October 1st. It appears that as of October 1st's enrollment that all three schools are below the 90% capacity, which would mean the Growth Management Ordinance would sunset as of the March 2008 Town meeting. Neal Kurk had a few questions about the capacity totals and was going to call Jim Crane, Business Administrator at the SAU for some clarification. The board will vote on this letter at the October 25th meeting.

VI. ADJOURNMENT:

As there was no further business to come before, George Malette moved to adjourn at 12:00 AM, Tom Clow seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator