



WEARE PLANNING BOARD
MEETING MINUTES
March 14, 2024

PRESENT: Craig Francisco- Chairman, Bruce Fillmore- Vice Chairman, Frank Bolton, Pastor Bill Stockhaus, Paul Gannon, TA Naomi Bolton

ABSENT: Benjamin Knapp Ex-Officio, Jack Meaney, Ray Menard, Dani-Jean Stuart

GUESTS: Charles Cleary- Attorney, Jenney Freeman

Chair Francisco called the meeting to order at 7:00 p.m. Chair Francisco appointed Dani-Jean Stuart as a voting member.

Conceptual Hearing: *Janice L. Perry, Trustee of Perry Family Revocable Trust of 2016 (Owner); EPH Estates, LLC (Applicant); 402 Old Francestown Road, Tax Map 411-319. The applicant would like to use the property for boarding and training horses and have small monthly clinics (20-25 people) with well-known trainers for riders.*

Chair Francisco disclosed that he has worked with several of Mr. Cleary's clients in the past. Chair Francisco said that he was not going to step down from the conversation unless Mr. Clearly would like him to. Attorney Clear said he does not feel Chair Francisco needs to step down. Jenny Freeman said that she has a partner Jackie Tohart who is a trainer and does everything between taking horses that are green and bringing them under the saddle. Together they have arranged SBA financing and the bank Farm Credit East to purchase the property. There will be some horses coming with them from the Massachusetts area but also have five tours of the barn. They will bring in people who want to both train themselves and their horses and then also have some school horses of their own for people more local who would like to train. Jackie will be moving into the house and the junior trainer will live in the apartment. Ms. Freeman said they will have two people work part-time and eventually will look at bringing more people on. Chair Francisco asked how many employees they envision having. Ms. Freeman said the property will support 25 to maybe 30 horses nicely and they currently have two full-time and three part-time and will probably need two more full-time people when they get in full swing. Chair Francisco asked if they knew how big the septic system is. Ms. Freeman said there are two septic systems on the property, and they are both four-bedroom septic tanks. They will want to hold clinics so they have looked at parking and there should be no more than 25 people max. Vice Chair Fillmore asked about bathrooms. Ms. Freeman said there are six bathrooms on the property. Chair Francisco asked how they would park 25 people. Ms. Freeman explained the parking plan on the property. Vice Chair Fillmore asked if there were any drains where they wash the horses. Ms. Freeman said there is gray water coming out of the barn where there is a wash stall and that goes into the leaching field. Ms. Freeman said she did not explore it too much. Pastor Bill Stockhaus asked if what is being proposed now is more than what has been going on at the site currently. Ms. Freeman said that is more than what they have been doing since 2016. It was more substantial at one point because they were breeding horses and they had people coming in the cottages coming from Portugal doing the clinics. Chair Francisco said that this will need a site plan and he would like to see the septic runoff explored more.

47 Attorney Cleary stated that he was hoping the Planning Board would find that it does not rise to the level
48 of the site plan because she is not doing any construction. Vice Chair Fillmore said with the increased use
49 of the site, parking, and where the water will be going the Planning Board would need to look at that. Ms.
50 Freeman said that has decreased historically from what it was previously approved for. Attorney Cleary
51 said that the seller would like to close on March 28TH and the horses if they buy will be there by March
52 29th. Attorney Cleary asked the Planning Board if there were any submissions besides site plan approval
53 that would satisfy the Planning Board. Attorney Cleary stated that in the regulations there are a couple of
54 different options other than site plan approval. Discussion ensued regarding the number of people staying
55 on site. Vice Chair Fillmore said his biggest concern is the water coming through the floor drains and it is
56 not shown on the septic plans. Ms. Freeman said washing a horse is about half a human shower. Ms.
57 Freeman said the cottage's bathrooms would only be used maybe once or twice a week. Vice Chair Fillmore
58 asked how big a septic tank would be put in to replace the cracked one. Ms. Freeman said about a 1500
59 one. Ms. Freeman clarified the water being used from washing the horses does not go into the septic system.
60 Ms. Freeman stated that she has paperwork that states that the home will be owner-occupied and there are
61 no intentions of renting it out. Chair Francisco said that he has been convinced that the proposed use does
62 not need to come in for a site plan. Pastor Bill Stockhaus stated that he believes it is within its purpose and
63 would agree it does not need to go for a site plan. Vice Chair Fillmore said there is no overnight limitation
64 if that changed it would need to go to the site plan. The Planning Board came to an agreement that the
65 proposal does not need to come for a site plan but will need to if there is overnight staying.

66
67 **Minutes:** Vice Chair Fulton motioned to approve the January 25, 2024 minutes as amended. Seconded by
68 Pastor Bill Stockhaus. Motion passed 4-0-0.

69
70 **Devine, Millimet Letter:** Pastor Bill Stockhaus said that he is not sure if the Nichols Road Property was
71 built specifically for that use. He knows it is a large home, but they argue that they are exempt from the
72 Towns Zoning, and they are not exempt from the site plan if there is a use change. They will need to know
73 where the parking is, how big the septic system is, and how many people will be living there unless they
74 are going to comply with what is there a three-bedroom home or whatever it may be. Chair Francisco said
75 that he would prefer town counsel to respond to the letter. Discussion ensued.

76
77 **Other Business:** All the zoning articles passed at the Town Meeting. Chair Francisco said they need to re-
78 elect officers.

79
80 **Frank Bolton made a motion to retain the same slate of officers. Seconded by Vice Chair Fillmore.**
81 **Motion passed 4-0-0.**

82
83 Vice Chair Fillmore said Article 37 needs to be added. Pastor Bill Stockhaus went over information
84 regarding the master plan. Pastor Bill Stockhaus asked the members of the Planning Board if the survey
85 questions are still legit and if not, what do they need to do to change them. The Planning Board will discuss
86 the master plan more at the first meeting in April.

87
88 **Being there was no further business to come before the Board, Vice Chair Fulton made a motion to**
89 **adjourn, and Frank Bolton seconded to adjourn at 7:58 p.m. Passed 5-0-0**

90
91 **ADJOURNMENT**

92 A True Record.

93 *Kearsten O'Brien*

94 Kearsten O'Brien, Minute Taker