



TOWN OF WEARE
PLANNING BOARD
15 Flanders Memorial Road
Weare, NH 03281
Phone: (603) 529-2250
Fax: (603) 529-4554



PLANNING BOARD
January 25, 2024
Public Notice

The Planning Board will be holding a public hearing on **Thursday, January 25, 2024**, at the **Town Office Building beginning at 7:00 PM.**

Conceptual Hearing: Matthew Andrick (Applicant); Whitetail Commercial Development, LLC (owner); Tax Map 412-202-011; 33 Whitetail Lane. Commercial Zone. The applicant would like to have an automotive repair station with State of NH Inspection Station.

Final Public Hearing for Proposed 2024 Zoning Amendments: Final public hearing for the following 2024 proposed Zoning Amendments. (First public hearing held on 1-11-24)

1. Are you in favor of the adoption of **Amendment No. 1** to the Weare Zoning Ordinance as proposed by the Weare Planning Board as follows: Amend Article 28.8 regarding required setbacks from wetlands and Article 28.9 regarding required buffers around wetlands to provide that any lot created after March 2024 will be required to provide a setback which is determined based upon the functions and values of the wetlands involved and that a buffer of natural vegetation equivalent to one half of the distance of the setback be maintained?
2. Are you in favor of the adoption of **Amendment No. 2** to the Weare Zoning Ordinance as proposed by the Weare Planning Board as follows: Amend Article 4.1, Definitions, to add a definition of "**Private Road**" as an access to three or more lots shown on a survey plan dated prior to March 1988 or a plan approved by the planning board, and to allow the planning board to approve private roads by conditional use permit?
3. Are you in favor of the adoption of **Amendment No. 3** to the Weare Zoning Ordinance as proposed by the Weare Planning Board as follows: Amend Article 17.1.1 to allow building permits to be issued on Private Roads?
4. Are you in favor of the adoption of **Amendment No. 4** to the Weare Zoning Ordinance as proposed by the Weare Planning Board as follows: Amend Article 19 regarding Special Exceptions to correct an incorrect internal reference and add sections 19.1.11, 19.1.11.1, 19.1.11.2 and 19.1.11.3 to allow campers/travel trailers/RVs not located in an approved campground to be used for more than 15 days in any 30 day period by special exception, except in the Commercial and Village Districts; allow construction/office trailers to be used for more than 121 days and/or to have running water and/or sleeping provisions by special exception, except in the Village District; to provide that time periods run beginning on the first day of the use; and to exempt manufactured homes used for temporary occupation during the repair or replacement of a damaged dwelling for a period of not more than 12 months from the special exception requirements?
5. Are you in favor of the adoption of **Amendment No. 5:** We the undersigned residents petition to amend the Town of Weare Zoning Map by modifying the zoning of Tax Map 107 Lot 025, said parcel being located at 117 Abijah Bridge Road, to change from Residential (R) to Rural/Agricultural (RA). **(By Petition)**

Posted: 1/12/2024