

Westmoreland Planning Board
January 8th 2013
Approved minutes

❖ Call to Order, Seating Members

Present: Lauren Bressett, Laurie Burt, June Hammond, Bruce Smith, Jim Starkey, Dawn Lincoln, Richard Paul, Jim Ranson, Alt

Lauren Bressett opened the meeting at 6:30 pm

- ❖ Review of Minutes: Dawn Lincoln mentioned that the minutes should reflect, "June Hammond stated she is now the Select board representative to the Planning Board, as the Selectmen felt Jack Zeller would be better serving on the Emergency Management Committee." Dawn Lincoln made a motion to approve the minutes as amended Jim Ranson second all voted in favor.

❖ Applications/Hearings

6:35 pm-Review of application submitted by Jonathan Clark of Tree Huggers. Board members reviewed the checklist submitted; Bruce Smith noted he did not see the abutters on the site plan, it was pointed out that they were on the site plan as a group. Laurie Burt questioned as to why Art Geiss was listed as an abutter as he is not an actual abutter and she feels he should not be listed as so on the site plan. Lauren Bressett stated Jonathan Clark sent Mr Geiss a courtesy notice as he had been an interested party earlier with the Zoning hearing and Mr Clark wanted to be sure he was notified of the upcoming site plan review, but he is not an actual abutter. Jim Starkey stated that it would seem to clarify, if abutters were placed on the site plan where they actually do abut for future reference. Lauren Bressett stated that as that is not specifically stated we would need to address that with our regulations in the future if so desired. The solution is to remove Mr Geiss from the list of abutters.

C1. Laurie Burt stated that she feels there are some discrepancies between the two site plans, where the brook flows is not as clear as on the old site plan and the acreage has gone from 2 acres to 3 acres on the new plan and feels the boundary information should be on the site plan. Lauren Bressett stated Mr. Clark has submitted both plans just showing what has changed from the approved site plan, he did not create a new site plan, and he is just updating his current site plan. K1. Lauren Bressett stated that there needs to be a change with this for the State of NH did have Jonathan Clark remove the berm that was on the original site plan. Tom Forest, the site plan designer for Jonathan Clark, stated there is not a survey of the property and feels it would be a lot to ask for seeing how the useable portion of this property is like an island and that is why they request to not have a boundary survey.

Richard Paul made a motion to accept the application which includes the original site plan as complete enough to continue the process but may require more information. Dawn Lincoln second, motion passed Laurie Burt abstained.

7:00pm- Lauren Bressett opened the hearing for Tree Huggers, noted there were no abutters present. Lauren Bressett informed the board that Jonathan Clark is revising an approved site plan.

Tom Forest stated the coverage of this lot is 50% as it is. Jim Starkey stated that he also has concerns of no definite boundaries on the site plan. Dawn Lincoln stated this is still within the original approved site plan, they are not expanding. Jonathan Clark stated the change we have made is we moved a portable building to another location on the lot and added the kilns.

Corrections requested by the board to the paper work which Tom Forest will do:

1. Art Geiss an interested person not an actual abutter on site plan
2. State of NH requested the berm be removed that was on original site plan
3. Statement on revised site plan (See attached original site plan)

Richard Paul made a motion to accept the site plan as submitted with the following condition that the physical operations will remain within the existing impervious area as defined on the revised site plan dated 12/17/12, Dawn Lincoln second, all voted in favor.

Lauren Bressett reminded Tom Forest to let Alison Fissette know when the corrections are done and the corrected site plans will be signed. Dawn Lincoln made a motion to close the hearing Jim Starkey second, all voted in favor.

❖ Old Business

1. Lauren Bressett mentioned that the Select board has chosen David Wirth for the new Zoning Administrator

2. Lauren Bressett read aloud to board members the letter the Selectmen sent to Akbar Ashoury in regards his property located on Route 12 in regards to non-compliant site plan.

Richard Paul reiterated his frustration with how things are being handled in regards to Lift all, Ferguson and Ashoury properties on Route 12. They have not done what they said they were going to do and he feels maybe the Select board should take further action. Richard Paul asked to have the letter from the Fergusons read. Some board members feel they need a definitive date from the Fergusons. Bruce Smith reiterated that the planning board is not enforcement, we write the ordinances. Lengthy discussion on the three properties that are not compliant, board members listed items for each that are not compliant and will have the select board address the situations.

Akbar Ashoury

1. Not compliant with current site plan
2. Extra driveway
3. Hours of operation & noise complaints from abutters

Matt Phillips

1. 3 businesses on one site plan
2. Site plan not updated
3. Matt Phillips informed the planning board his tenant was leaving 12/18/12 but

has not

Ferguson

1. No current site plan
2. Date of submission for site plan
3. Question whether chemical usage and amounts at current site are a concern

3. Lauren Bressett stated she had received a phone call from an abutter of the Yoerger property on Route 12 that there has been activity on the property of drainage; dry wells etc and Lauren informed her that if she thought there were wetlands involved she should call Marshall Patmos of the Conservation Commission.

❖ New Business

1. Lauren Bressett informed Laurie Burt, Jim Ranson and Bruce Smith their terms were up this year, the board would welcome their continued service, and if they are willing to stay for another term to let her know. Bruce Smith stated he is willing to do another term. The others will let her know.

2. Richard Paul recommends there be a joint meeting with the boards especially now that we have a new Zoning Administrator, board members agreed and asked June Hammond to pass that along to the select board.

3. Lauren Bressett stated it was time for her to submit the annual report and asked the board if there were any particular things they would like included. They stated the typical content is fine.

4. Board members discussed the start of the newly formed Master plan committee and all felt we should first meet as one group to set the stage and see if anyone had any questions. The board decided to do this at their next scheduled meeting, starting at 6:00pm to meet with the new Master Plan committee. Lauren Bressett asked Bruce Smith if he could at least call the group together, she understands he does not want to chair the committee, but at least get them started. Alison Fissette will get Bruce Smith the contact information and he will notify them.

❖ Select Board Update

1. June Hammond stated they have been working on the budget mostly and have done employee review.

2. Board members asked June Hammond as the Select Board rep to look into the situation that occurred during the Clark hearing where board members needed to check to see if the Zoning Board had any conditions before voting on site plan, there were no Zoning Board minutes or notice of decision in the file or available to the board. Mr. Clark had his notice of decision with him so the board could proceed.

3. Laurie Burt asked June Hammond what the counties intentions were with the jail; June Hammond stated that it's on the back burner right now.

4. Board members addressed to June Hammond their concerns about the town's website, meeting minutes have been sent to the web person, but they have not been posted. Some members felt the web site needs to be either updated or not have one at all, not very professional. Jim Starkey urges the select board to do something about the website

❖ Letters

Jim Starkey made a motion to adjourn Laurie Burt second all voted in favor.

Meeting adjourned at 8:20 pm

Respectfully submitted

Alison Fissette

Planning Board Clerk

Amended 2/12/13

Select Board update

4. Board members addressed to June Hammond their concerns about the town's website, meeting minutes have been sent to the web person, but they have not been posted. Some members felt the web site needs to be either updated or not have one at all, not very professional.

Jim Starkey urges the planning board to express this concern to the Select Board.