

Westmoreland Planning Board
January 13th, 2015
Approved minutes

❖ **Call to Order, Seating Members**

Present: Lauren Bressett, Jim Starkey, Bruce Smith, Steve Houle, Mark Hayward, Dawn Lincoln, Dave Hansel

Absent: June Hammond. Mark Hayward seated for June Hammond.

Lauren Bressett called the meeting to order at 6:30 pm

❖ **Review of Minutes:**

1. December 9th 2014

Lauren Bressett asked to have the items that were waived on the Graves Trucking, Inc application checklist be added to the minutes.

Items from the checklist that were waived

B.3 received a variance from the Zoning Board

F.4 received a variance from the Zoning Board

Dawn Lincoln made a motion to approve the minutes as amended, Steve Houle second, all voted in favor motion passed.

2. December 12 2014, site visit minutes

Jim Starkey made a motion to accept the minutes as read, Steve Houle second, all voted in favor motion passed.

❖ **Hearings/Applications**

Graves Trucking, Inc site plan review hearing.

Lauren Bressett opened the hearing at 6:35 p.m. and invited the applicant to speak. Attorney Britain stated he is representing Graves Trucking, Inc and introduced others who were in attendance: Tim Graves of Graves Trucking, Inc., Tom Key of Key Blasting, Peter Hicks of Seismic Solutions and Dick Frazier of One Source Properties & Permitting. Attorney Britain asked Lauren Bressett if the Town of Westmoreland had specific excavation regulations, Lauren Bressett stated yes, it is Section 441 of the town's ordinances. Attorney Britain informed board members of the history of his client's case, which mirrored all the information submitted with the application materials and then he invited Dick Frazier to review with the board all the materials previously submitted of the plan he created. Dick Frazier submitted a storm water plan to the board at this time.

Lauren Bressett asked about the intermittent stream that was brought to the attention of the board at the site visit and stated the town's wetlands resource map does show this stream. Dick Frazier submitted a letter from Beaver Tracks in regards to this which was read to the board. Lauren Bressett asked about the blasting shots, if at the beginning there would be more? Tom Key responded that yes initially there will be more blast in order to establish the quarry and that the vibrations associated with them will be minimal. Lauren Bressett asked why the AOT and site plan were different in size, Dick Frazier responded he moved the quarry perimeter back from the roadway access, so the site plan excavation area is a bit smaller. Jim Starkey asked for clarification that no material will ever be trucked into the site, just trucked out. Tim Graves stated that is correct, the only material that might be trucked in would be for the berm.

At 8:20 Lauren Bressett opened the meeting to the public.

Wesley Staples an abutter stated he is in favor of the project.

Patricia Rodriguez asked what the board had heard back from SWRPC in regards to regional impact. Lauren Bressett stated the board had no reply. Patricia Rodriguez presented to the board her concerns with the Graves Trucking, Inc excavation application; she submitted several maps and narrative. Attorney Britain objected to items referring to other lots or of decisions already decided by court. Lauren Bressett reminded Patricia Rodriguez that any comments or concerns needed to refer to the application in front of the board. Items of concern raised by Patricia Rodriguez were:

1. Application checklist not complete
2. Plots not accurate- missing information
3. No driveway or roadway permits
4. Water run-off issues
5. Property over stratified aquifer
6. Safety concerns with the rails to trails
7. Site area is classified highest ranked wildlife habitat
8. Soil erosion control in place now repeatedly fails
9. Ancillary use of a lot (29) not in good standing with town
10. Her property is not buffered as plat states it is
11. She feels there is sand, gravel and rock on the property
12. Does not feel BMP have been used to date
13. Feels she is an abutter, applicant does not

Some discussion ensued in regards to the board having an engineer review the material submitted. Attorney Britain stated it would be unnecessary to have an engineer review the application. Lauren Bressett replied there are several items that none of the board members have the expertise to make a decision on, she feels an engineer is needed. Bruce Smith stated he feels it's a wise choice, as the board does not have an engineer on it, Jim Starkey feels an engineer review is warranted.

Bruce Smith made a motion to have an independent engineer review the Graves Trucking, Inc application material, Steve Houle second, all voted in favor, motion passed

At 9:47 pm Lauren Bressett continued the hearing to the next regular scheduled meeting on February 10 2015 at 6:30 pm.

Board members reviewed the bids submitted for Engineer review of application materials for the Graves Trucking, Inc Excavation/Quarry.

Higher Design, PLLC	\$1200
Graz Engineering, LLC	\$1850

Jim Starkey made a motion to have Higher Design , review the application materials, Bruce Smith second, all voted in favor motion passed.

❖ **Old Business**

Lauren Bressett read Cersosimo's annual report that the board received, she stated it may be time for them to renew their permit in the near future, will have to check into how long the current one is for.

Bruce Smith made a motion to accept the report Dawn Lincoln second, all voted in favor, motion passed.

❖ **New business**

Board members reviewed a draft of annual report prepared by Lauren Bressett.

Board members decided to do a work session on Tuesday the 20th of January at 6:30 pm to review material submitted for the Graves Trucking, Inc application and the hearing in order to provide items for the engineer to review and identify possible items for town counsel to clarify.

Mark Hayward made a motion to adjourn, Dawn Lincoln second, all voted in favor, motion passed.

Meeting adjourned at 10:05 p.m.

Respectfully submitted
Alison Fissette
Planning Board Clerk