

Westmoreland Planning Board
Work Session: January 20th, 2015
Approved minutes

❖ **Call to Order, Seating Members**

Present: Lauren Bressett, Jim Starkey, Steve Houle, Mark Hayward, Dawn Lincoln, Dave Hansel
Excused: Bruce Smith. Absent: June Hammond. Mark Hayward seated for June Hammond.
Members of the public observing.

Lauren Bressett called the work session to order at 6:30 pm

Board members reviewed material submitted at the hearing and determined specific areas that especially need review by the contracted engineer, Kirk Stenerson.

Topics with related submitted items:

1. Railroad crossing: Board felt does not pertain to application before the board, State of NH has given permits. Lauren Bressett asked board members to keep in mind the use of the rails to trails in this vicinity when board deliberation begins.
2. Aquifer in the area: conflicting information submitted, board members reviewed the response from SWRPC who noted proximity should be noted on the plat. Request engineer review.
3. Wildlife Habitat: Two expressed concern, including SWRPC. Board will pass along to the Conservation Commission.
4. Pre-existing sedimentation, erosion control measures consistently fail: Board felt existing conditions do not pertain to application before the board, BMP practices and monitoring for project can be put in place.
5. Ancillary use of Lot 29 which was previously excavated in Westmoreland without proper permits from the State of NH or Westmoreland. Board felt does not pertain to application before the board.
6. Best Management practices have not been followed. BMP practices and monitoring for project can be put in place.
7. Scale of plat not adequate for the project, key elements not noted. Board will have engineer review.
8. Boundaries don't match tax map. Board already noted that tax map and area reference on map were incorrect.
9. Boundary line adjustment did not come before board: Board will research. *(It was a boundary line agreement made between Graves, Staples, Hudson to clarify where boundary was not clear, registered with Registry of Deeds in 2012.)*
10. As Lot 29 has ancillary use for the sedimentation pit and access, lot 29 should be detailed on the plat: Board will seek clarification.
11. Detail to show the right of way access and where the town road turns from a class V to a class VI not provided; does road for Lot 29, which this project will use, have a driveway permit from the Town of Westmoreland? Board will seek clarification.
12. Survey is missing proper references: Board felt it is properly referenced, questioned item was noted on survey.
13. Previous railway crossings not indicated: Current railway permits were provided.
14. Surface waters are not on plat (two intermittent streams and spring runoff in cattle crossing area): Board will have engineer review.
15. The foliage buffer that is indicated is not correct, not adequate: Board will have engineer review.

16. Access to Lot 28 via Lot 29 road – are there permits for this road? Board will seek clarification; note that variance was received for driveway permit.
17. Snow storage plans missing: No winter operations. Sand business does not pertain to application before the board.
18. Culverts and water drainage plans not complete: Board will have engineer review.
19. Signage design not indicated: no business sign planned, safety signage was requested by Zoning Board.
20. Performance bond amount: Board will have engineer review.
21. Other permits such as stormwater and wetlands required: Board will have engineer review.
22. Not all easements represented with deeds: Patricia Rodrigues submitted copy of deed.
23. Sand, gravel and rock on Lot 28 which means ordinance 441 applies. Board will seek clarification.
24. Explosives could pollute aquifer: Board will have engineer review. (Engineer *verifying presence of aquifer.*)

Bruce Smith (absence excused but submitted items for engineer) requested clarification from the engineer on the design of the pit floor and method used to drain the surface water, best practices for these conditions and how should it be monitored, would it impact any local wells?

Board members agreed to have Lauren Bressett create a draft list of items for the engineer to review.

Mark Hayward made a motion to move to non public session Dawn Lincoln second, all voted in favor Motion passed. Board members reviewed items that needed clarification from town counsel. Dawn Lincoln made a motion to leave nonpublic session, Dave Hansel second, all voted in favor, Motion passed.

Dawn Lincoln made a motion adjourn, Dave Hansel second, Jim Starkey abstained, motion passed.
Meeting adjourned.

Respectfully submitted
Alison Fissette
Planning Board Clerk