

# Westmoreland Planning Board

## April 8th, 2014

### Approved minutes

#### ❖ **Call to Order, Seating Members**

Present: Lauren Bressett, Dawn Lincoln, June Hammond, Jim Starkey, Steve Houle.

Lauren Bressett called the meeting to order at 6:31pm

Bruce Smith and Dave Hansel arrived at 6:32 pm

#### ❖ **Review of Minutes:** March 11, 2014

Dawn Lincoln made a motion to accept the minutes as read, June Hammond second, all voted in favor to approve the minutes as read.

#### ❖ **Old Business**

1. Alison Fissette stated she has not heard from Iron Clad in reference to updating the site plan for lot U1 lot 5a.
2. Bruce Smith stated he felt the Master Plan Committee and the Planning Board should have a joint meeting in the near future, just to get an idea of where the group is at, Lauren Bressett agreed and suggested Bruce Smith ask the committee when would be a good time.
3. Board members worked on updating of ordinances, focusing on Definitions. Discussion on Home occupations and Home business ensued, including at what point a home business exceeds its definition or is no longer is primarily a single family residence, Lauren Bressett will be compiling a list for Dave Wirth for his opinion on some these definitions. Dawn Lincoln will work on a draft for 403 for the next meeting. Work on definitions will be continued, members were advised to review agriculture for the next meeting. Jim Starkey questioned the requiring of having a shared driveway in the deed and also why someone cannot subdivide their lot into one acre lots if so wanted without the required road frontage. Lauren Bressett said it was to not create nonconforming lots and protect possible rights of potential purchasers. There was a brief discussion about existing abandoned developments before current ordinances and the recurring problems it has given the town.
4. Alison Fissette reminded board members they had previously mentioned wanting to have amendments made to ordinances be placed in the ordinance book in the format of the year the amendment occurred and possibly briefly how it was amended. Board members gave some suggestions and would go with what format Jo Ann LaBarre would recommend.

#### ❖ **Select Board Update**

June Hammond stated there seems to be more and more portable garages and asked how long they can be up, she was informed that the just approved ordinances state if temporary (less than 270 days) there is no need for a permit and if they are not temporary it needs a permit. June Hammond stated the board is still in need of an alternate, didn't know if maybe Tim Thompson might be asked. Lauren Bressett stated that Alison Fissette has stated she would be an alternate, primarily wants to be the clerk, but in the event a meeting/hearing could not be

held due to lack of members present or due to conflict Alison stated she would be an alternate member if needed. Bruce Smith stated he had asked the Master Plan group and no interest. Board members agreed to inform the Select board of the two possible members.

❖ **New Business - none**

❖ **Letters - none**

Dawn Lincoln made a motion to adjourn, Steve Houle second, motion passed Jim Starkey abstained.

Meeting adjourned at 8:05 pm

Respectfully submitted  
Alison Fissette  
Planning Board Clerk