

Westmoreland Planning Board
May 14, 2013
Approved minutes

❖ **Call to Order, Seating Members**

Present: Dawn Lincoln, Lauren Bressett, Bruce Smith, TJ Kelly, David Hansel
@ 6:50 Laurie Burt and Steve Houle
Dave Hansel seated for June Hammond
Excused: Jim Starkey, June Hammond
Lauren Bressett called the meeting to order at 6:30 pm

❖ **Review of Minutes:** Dawn Lincoln made a motion to accept the minutes as read, David Hansel second, all voted in favor.

❖ **Applications/Hearings**

Hillier/Clapp application for minor subdivision

At 6:35 board members reviewed the application and checklist for the minor subdivision

Waivers requested

#7 Declined waiver, original lot has driveway, proposed other two lots will require driveway permits.

#8 Waived, no construction planned on proposed new lot.

#9 Waived, existing system plan on file of the original lot in the property files cabinet at the town hall, lots are larger than 5 acres.

#10 Waived, no construction at this time.

#11-2 Waived, copy of original plan on file of the original lot in the property files cabinet at the town hall.

#12 Declined waiver, original driveway permit on file, proposed new lots will need driveway permit.

Dawn Lincoln made a motion to accept the application as complete, Tj Kelly second board members voted to not accept as complete. Dawn Lincoln voted yes.

Tj Kelly made a motion to accept as complete contingent on acquiring drive permits for the two new lots 1a & 1b Laurie Burt second, board members voted to accept, Dawn Lincoln abstained.

Perry/Szuch voluntary merger

Board members reviewed the voluntary merger. Lauren Bressett stated this will actually make these lots more conforming. Lauren Bressett signed the merger

❖ **Old Business**

Board members continued reviewing ordinances, lengthy discussion on portable and/or small structures and tents/canopy's. Larry Muchmore, the towns building inspector was in attendance to give the board his opinion on these discussions; he stated that most of the greenhouses are not portable structures and feels we need definitions of canopy's and greenhouses. Lauren Bressett said she would check with LGC on how the State of NH Classifies greenhouses. Some suggested going by the setbacks in their perspective zones for the portable/small structures. Still work in progress.

Board members discussed appointing the Planning Board Chair and Vice Chair

Laurie Burt made a motion to nominate Lauren Bressett as Chair of the Planning Board, Dawn Lincoln as vice chair, Bruce Smith second, all voted in favor.

Phillips site plan

Lauren Bressett stated that Matt Phillips had contacted her and his tenant is now gone, so his site plan is back in compliance.

Ferguson site plan

Lauren Bressett stated that the board is still waiting to hear from the Fergusons with a new site plan, for they had gone to zoning for a change of use and were granted a special exception, which requires a site plan review. Lauren Bressett updated the new members of our old business cases and said the Fergusons were informed by the Zoning administrator, Planning board and the Selectman they need a site plan and this has been ongoing for well over 6 months. Board members discussed the situation, Lauren Bressett stated she would check with Joann to see if a second letter had been sent to the Ferguson, if not, she would ask that they do so for they are still not in compliance, board members agreed.

Dawn Lincoln stated, in reference to requiring of driveway permits with new subdivision, she feels it should be either be policy or not. Some discussion ensued. Bruce Smith stated he feels it should be the board's responsibility to confirm that they are not creating a nonconforming lot if subdividing. Lauren Bressett stated that it should be required, especially for safety reasons and to make sure we are not creating a non conforming lot, you need to have access to a lot.

❖ **New Business**

Lauren Bressett informed board members of an upcoming meeting she will be attending with Silas Little, the towns attorney, Zoning Administrator and Zoning Chair on Thursday, to have any questions answered in preparation for the upcoming hearings in regards to 155E and any other questions that may be of concern. Board members thought it would be good to know which comes first, zoning or planning. Lauren will send new board members links to information online in preparation to the upcoming hearing.

Laurie Burt made a motion to adjourn, Dawn Lincoln second, all voted in favor, meeting adjourned at 8:55 pm

Respectfully submitted
Alison Fissette
Planning Board Secretary

Amended 6/11/2013

TJ Kelly made a motion to accept *the application* as complete contingent on acquiring drive permits for the two new lots 1a &1b Laurie Burt second, board members voted to accept, Dawn Lincoln abstained.

TJ Kelly made a motion to approve the subdivision, with the condition of acquiring driveway permits for the two newly created lots David Hansel second motion passed Dawn Lincoln abstained

(the amended items are in italicized text)

