

Westmoreland Planning Board  
June 11, 2013  
Unapproved minutes

❖ **Call to Order, Seating Members**

Present: Lauren Bressett, Jim Starkey, Steve Houle, Bruce Smith, Dave Hansel, Laurie Burt, Russ Austin

Excused: Dawn Lincoln, TJ Kelly, June Hammond

Dave Hansel, Steve Houle, Russ Austin seated for absent members

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

❖ **Review of Minutes:**

Review of 5/14/13

1. Bruce Smith stated, TJ Kellys first motion should have the words “the application”inserted.

2. Lauren Bressett stated that the motion for the subdivision approval was not included

1. 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.*

2. 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*

*(Italicized text is the amended)*

Bruce Smith made a motion to approve the minutes as amended, Laurie Burt second, members voted to approve . Jim Starkey abstained

❖ **Old Business  
Ferguson’s**

Lauren Bressett stated she had received a message from Ted Ferguson stating all the material for his site plan is in the hands of his attorney, Michael Bentley. Jim Starkey questioned if it was the boards responsibility to contact the applicant and/or their attorney. Lauren Bressett stated it is the applicant whom is responsible for the site plan; she stated she had left Michael Bentley a message in regards to the deadlines for submitting their application. Laurie Burt suggested the selectman send another letter for this has gone on now for over a year. Lauren Bressett stated the notice of decision from the Zoning Board was May 18<sup>th</sup> 2012 which required them to have a site plan review. Laurie Burt stated this situation is setting a bad precedent.

Lauren Bressett read the notice of decision by the Zoning Board. Laurie Burt stated Zoning approved this site for light manufacturing of solar panels and vegetables and this is not what is happening at the site at this time.

Laurie Burt made a motion for the selectman to send a letter to the Fergusons in reference to the property at 952 Route 12, carbon copy to Michael Bentley, requiring their site plan review at our next scheduled meeting, July 8, 2013. If they do not appear, the board would recommend the selectman to order a cease and desist. Jim Starkey second.

Much discussion ensued, Lauren Bressett stated she would like to have the date stated for which they we need to have their completed application to Alison by. Jim Starkey stated the lack of communication from the applicant with the board has been frustrating. Russ Austin stated, he feels it should be up to the applicant to push the process along. Jim Starkey stated he feels it is the selectman that needs to push the applicant along if so needed. Laurie Burt affirmed, the board has asked for this in the past, for other applicants and feels the board needs to stay consistent with how these situations are handled or we will have problems down the road.

Laurie Burt withdrew the motion on the floor, Jim Starkey rescinded the second on the motion.

Bruce Smith stated he feels the board should also stay consistent and have the selectman follow up with another letter.

Laurie Burt made a motion to ask the select board to follow up on the letter they had sent to the Ferguson's last January, Jim Starkey second, all voted to approve.

Lauren Bressett reminded Russ Austin that a completed application needs to be to Alison Fissette at least 21 days prior to the next regularly scheduled meeting; deadline for August is July 24, 2013

### **Industrial Park Sign**

Lauren Bressett stated she had talked with Dave Wirth and the sign is not in compliance with the industrial parks ordinances, it is to large, should not be larger than 12 sq ft on the building. Board members discussed this and decided it needs to be handled by the selectman; they are the enforcers of the town ordinances.

Jim Starkey made a motion to inform the selectman, The new business sign at the Industrial Park is larger than what is allowed by ordinance for a multi-business property, Laurie Burt second, motion passed all voted in favor.

### **Master Plan update**

Bruce Smith informed board members the committee has been working on a survey and it is just about done. Lauren Bressett questioned if the committee has checked into providing a survey monkey, she told Bruce she would check into one if the committee might consider using it, she feels if one is not used there is a good chance of missing out on input from 29 and younger group. Bruce Smith stated it had been talked about, but

there was concern that multitask questions wouldn't work well. Bruce Smith stated that Patrick Baker voiced his concern that the planning board has not done enough in regards to work force housing. Lauren Bressett stated that the board has had speakers and discussed this situation on several different occasions, the board is aware. Bruce Smith asked Lauren if she had a chance to come to the next Master Plan committee's meeting on June 26.

### **Hillier Subdivision**

Jim Starkey questioned as to why this subdivision was approved with the condition that the applicant acquire two driveway permits for the newly created lots. Lauren Bressett stated the board approved the checklist, driveway permits are on this checklist and she feels if we keep waiving items on the checklist, why do we have it, maybe we need to review these checklist requirements in the near future. In this case we wanted to be sure we were not creating non conforming lots and to know there would not be a safety hazard by also creating these lots. Jim Starkey suggests in the future the board reviews the checklist.

### **Misc.**

- Lauren Bressett reminded board members to familiarize themselves with 155e in the event the Graves property comes before the board.
- Lauren Bressett had checked with Silas Little the towns attorney in regards to ordinance #702 and he suggested the board removes it from the ordinances.
- Lauren Bressett suggested to board members at next month's meeting they work on either sign ordinances or review of the application checklist. Board members decided to work on sign ordinance at July 8<sup>th</sup> meeting

### ❖ **New Business**

### ❖ **Select Board Update**

### ❖ **Letters**

Laurie Burt made a motion to adjourn, Bruce Smith second, motion passed, Jim Starkey abstained. Meeting adjourned at 7:50 pm

Respectfully submitted  
Alison Fisette  
Planning Board Secretary