

Westmoreland Planning Board  
July 20th, 2015  
Meeting minutes

**A. Call to Order, Seating Members**

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

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

**B. Review of Minutes: 06/15/2015**

Dawn Lincoln made a motion to accept the minutes as written, Russ Austin second, motion passed.

**C. Application/Hearing**

1. 6:30 pm Continuation of Kristopher Walker amending current site plan for (Map U1 Lot 5A).

Kristopher Walker submitted a revised plan and documents; Board members reviewed the material and the list of items needed from previous meeting.

A 3. North arrow, date of plat; the name, address of the person preparing the plat; and a signature block must be shown.

*Self prepared- no signature block except on notes page.*

C 1. Boundary lines, approximate dimensions & bearings shown needs to be shown.

*Some question on the boundaries, needs further review*

D.2. Soil survey data from Cheshire County Soil Survey including designation of wetlands and flood hazard areas must be submitted.

*Referenced in notes*

D 4. All existing and proposed grades and contours need to be shown on the plat.

*Added more detail*

F 1. Locations, names and widths of any existing and proposed roads and driveways on the property and within 200 feet of the site need to be shown.

*Provided 2 permits from the State of NH*

F4. Driveway permit from NHDOT for two driveway's .Verification from the State of NH they are allowing two driveways.

*Provided 2 permits from the State of NH*

G1. Traffic circulation indicated, for both pedestrians & vehicles needs to be shown.

*Still in question after discussion*

G 2. The locations, number and sizes of parking areas and loading places need to be shown

*Submitted list of proposed parking; appears at this point to be on boundary line*

H 2. Verification from the State of NH the system has been approved.

*Submitted copy of corner only of approved plan*

I 2. Abutting residential structures need to be adequately buffered from the proposed site.

*Not supplied*

I 4. Locations, type and nature of all existing and proposed exterior lighting needs to be shown.  
*Did indicate on plan where lighting is, noted all are on timers.*

7:05 pm Lauren Bressett opened the public hearing.

Kyle and Terry Keith, abutters stated their tenants feel activity does happen all hours of the night on occasion, they find trash that has blown down onto their property and feels it is an eyesore. They would like some type of fences and/or buffer between the properties and also the cemetery.

It was suggested that a three sided fence around the dumpster might help with containing the trash.

Terry Keith also stated there appears to be many unregistered cars there. She verified that sound and visual are their main concerns.

Kris Walker stated as a general rule he does not work throughout the night, in the event someone has an emergency he will. He agreed that there should be a fence or buffer between the properties. In reference to the traffic pattern, he feels the east entrance should be limited to cars and that the west entrance is intended to be trucks only.

Jim Starkey stated that signage should be provided that helps customers understand and follow this traffic pattern. Suggestions included having a sign stating cars only, an indication of how cars should exit, and a sign for the west entrance indicating it is for trucks only, two way.

7:20 Public hearing closed- Board began deliberations

Lauren Bressett has concerns with the customer parking that appears to be placed on the boundary, with no setback. She referred the applicant and board to Section 443 of the ordinances that not only could provide guidance for what buffering is needed but also to address the visual impact of the business from the highway.

Steve Houle stated he feels the fence/buffer situation needs to be addressed. Jim Starkey suggested the Keith's, Kris Walker and the property owner Akbar Ashoury work together on a plan for a fence, landscaping or other way to provide a buffer. The Keith's and Kris Walker agreed to do so.

Lauren Bressett continued the hearing to the next regular scheduled meeting of August 17<sup>th</sup> 2015 @ 6:30 pm.

**2. 7:50 pm Application for Derjue Trust boundary line adjustment (MapR10 Lot 17).**

Lauren Bressett stated on July 15th the Zoning board had voted 5-0 to hear the appeal filed by Andy Russell on August 19<sup>th</sup> @ 7:30 pm. As directed by town counsel, until that is resolved the Planning Board should take no action, thus the application will be continued until this process is completed. The board needs to verify the proper re-noticing when this is ready to come back before the board.

**D. Old Business**

Bruce Smith updated the board members on the feedback of the planning board's review of the Master plan update draft. The committee is now working on any maps and other items that might be included in the appendix.

8:05 pm Russ Austin excused himself from the meeting.

Dawn Lincoln made a motion to adjourn, Bruce Smith second, motion passed.

Meeting adjourned at 8:25 p.m.

Respectfully submitted  
Alison Fissette  
Planning Board Clerk