

Westmoreland Planning Board

September 10th 2013

Approved minutes

❖ **Call to Order, Seating Members**

Present: Lauren Bressett, Dawn Lincoln, Bruce Smith, June Hammond, Jim Starkey.

Excused: 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, Bruce Smith second, all voted in favor to accept the minutes as read.

❖ **New Business**

Peter Malloy came to the board for information on boundary line adjustments in regards to his three properties on Owls Hill Road. After hearing what his plans were for the properties Lauren Bressett informed Peter Malloy that right now he has three lots of record. It appears that what he is planning on doing to them will make them non-conforming which would mean that he would need to go to the Zoning Board.

❖ **Application/Hearings**

6:50 Fissette minor subdivision

Dawn Lincoln recorded minutes. Anson & Laurie Burt abutters present.

Board members reviewed the checklist:

#10 N/A checked only needed if under construction, ok

#12 marked no, however State approval has now been received and documentation provided.

#14 N/A checked, none required ok

#15 marked as no, will need one for well radius on lot 1 & 1a and 1 & 1b for shared driveway if planning board approves subdivision

Jim Starkey made a motion to accept application as complete, June Hammond second, all voted in favor.

Lauren Bressett asked Alison Fissette to give a description of the plan, Alison Fissette stated they are taking a 15 acre lot and making it into, two small lots and one large lot.

Lauren Bressett stated she had a conversation with David Wirth, Zoning Administrator in regards to the property being in two different Zoning districts (referencing 406) and that Dave Wirth did not see any issues with this for the acreage on the large lot is more than enough, the restriction only goes 30 feet into the adjoining district, thus the frontage is in the Village district. Jim Starkey questioned the shared driveway; Alison Fissette stated they do have approval from the state for a shared driveway on lot1 for lots 1 & 1b.

Lauren Bressett opened the hearing to abutters. Laurie Burt stated she was concerned with the traffic coming from two houses which comes out across from her driveway and was concerned about more development; Lauren Bressett stated there is only about 100 feet extra of frontage, so it would not be capable of further subdivision with that amount of frontage. Jim Starkey reiterated the shared driveway is approved for two lots.

Lauren Bressett questioned why did the applicant not give lot 1a more road frontage and then possibly would not have needed easement for the well, Alison Fissette stated all that was

required was 200 feet, so that is what they went with and actually the surveyor did not realize about the existing well until after the pins were already set.

Hearing closed at 7:17 pm. Board members deliberated

Jim Starkey stated he did have some concern with the shared driveway, Lauren Bressett stated the front of 1b would require crossing wetlands so for them to share the same driveway is actually better with only one wetlands/brook crossing and having only one driveway for two lots coming onto the well traveled Route 63 is a positive also.

Dawn Lincoln made a motion to approve the subdivision, subject to copies of deed restrictions for the well easement and shared driveway, June Hammond second, all voted in favor.

❖ **Old Business**

Board members discussed different sign issues in regards to the updating of the sign ordinance and what they have heard residents, some suggesting the commercial district needs attention in regards to signage, it appears that the temporary and advertising signs are the biggest issue. Bruce Smith stated what he has heard is that we have good sign ordinances; the town just does not enforce them. Bruce Smith reiterated, the planning board is not enforcement of the ordinances, we create the ordinance for the town.

Lauren Bressett stated that Dave Wirth feels the setbacks for all districts should really all be the same, Jim Starkey questioned should the same be for acreage and/or frontage in all district? Lauren Bressett feels these are all things that should be talked about, maybe we will find from the master plan survey results what the town's people think of our current zoning, she also requested of Dave Wirth for him to give any suggestions with updating ordinances. Jim Starkey stated he had a conversation with Peter Remy and suggested to Peter Remy that he should join our updating of the ordinance discussions while we are in the process of updating them, all input welcome.

Bruce Smith stated the return of surveys for the master plan update are low, board members suggested spreading the word to have people fill them out, Lauren Bressett said she would ask Mark Hayward at the school to remind people in his news letter update, Alison Fissette would ask Joann Labarre to put a notice on the website encouraging residents to do the survey.

❖ **Select Board Update**

None

❖ **Letters**

None

Dawn Lincoln made a motion to adjourn, June Hammond second, motion passed.

Jim Starkey abstained.

Meeting adjourned at 7:50pm

Respectfully submitted
Alison Fissette
Planning Board Secretary