

Westmoreland Planning Board
September 21st, 2015
Meeting minutes

A. Call to Order, Seating Members

Present: Lauren Bressett, Bruce Smith, Steve Houle, Dawn Lincoln, Alison Fissette

Excused absence: Jim Starkey Russ Austin Absent: Mark Hayward

Lauren Bressett called the meeting to order at 6:35 pm.

B. Review of Minutes: 08/17/2015

Dawn Lincoln made a motion to accept the minutes as written, Bruce Smith second, motion passed.

C. Application/Hearing

1. 6:37 pm Continuation of Kristopher Walker amending current site plan for (Map U1 Lot 5A).

Kris Walker stated that someone had come and found the pins and painted them and they have decided where the fence will go and what it will consist of, also stated the well is on the applicant's property. He also submitted a new revised plat and introduced Lance Ashoury, Akbar's son. Terry Keith stated no one had called them to work out a plan in regards to the fence and/or boundaries which all had agreed to at previous the hearing.

Terry Keith asked about all the miscellaneous vehicles, vehicle like parts, boat, etc. Kris Walker stated those were items he is working on. He also stated a few local guys park their trucks on the property.

6:55 Lauren Bressett closed the public hearing. Board member began deliberations.

Alison Fissette stated she feels his company vehicles need to be accounted for in the parking, she also suggested no parking within the 75' well radius, and Bruce Smith stated the well radius was more for septic concerns. Lauren Bressett stated it appears the setback requirements at the front of the building and the rear have not been met, Bruce Smith felt the setbacks were intended more for buildings not parking spaces. Lauren Bressett suggested the board review parking in the future. Lauren Bressett reopened the public hearing at 7:55pm for clarification of a few items; Lauren Bressett asked the Keith's if the amount of fence along the back will be sufficient. Terry Keith replied that it would be. Bruce Smith asked Kris Walker what the planned with of the sales area is, Kris Walker stated he did not have the figure, Bruce Smith asked that Kris Walker supply the width of the sales area to the board, 30 or 40' and have it on the plat. Lauren Bressett informed Kris Walker that most of the complaints were in reference to it being an eye sore, if he could keep it looking nice that should help with complaints, she closed the public hearing at 8:10 pm

Dawn Lincoln made a motion to approve the amended site plan with the list of conditions, Bruce Smith second, all voted in favor.

Conditions:

- A. Fence clearly on applicants property, 12 sections 6' tall and 8' wide, finish side of fence towards abutters
- B. Remove parking space from plat at the well site
- C. Signage indicating traffic flow, both driveways
Signage indicating cars only on the eastern drive and signage indicating car and truck traffic on the western driveway.
- D. Sales area to be 20 x 40 off the front west corner of building.
- E. Dumpster area to be fenced on three sides
- F. Business hours Monday thru Saturday, 7am to 5pm, occasional services call after hours.
- G. Any exterior lighting needs to be down ward pointing
- H. Landscaped lawn at the front of building
- I. Plat plan needs to be clarified, remove parking space from well area, clearly identify septic, well, fence with trash area.
- J. Parking consist of:
 - (3) Office
 - (13) Customer & Employee
 - (9) Truck
 - (1) Company

Hearing closed at 8:12 pm

D. New Business

1. Patricia Rodrigues has several complaints to select board and has emailed the planning board also in regards to Graves Trucking. Si Little has stated that the planning board is the enforcement for items permitted under RSA 155E. Board members reviewed the Graves Trucking permit and there were two items of concern to Patricia Rodrigues in regards to the permit that Graves Trucking received from the planning board.

- A. Pre-blast notifications will be provided one week in advance.

The board clarified the specifics of what this condition entailed. It means that notifications will be generated 7 days in advance of a blast. If notification is being carried out via mail, the mailed notification should be postmarked 7 days in advance of the blast.

- B. Well testing to include a baseline and follow-up 6 months after the first series of blasts shall be offered to Lois Nimke, Patricia Rodrigues and John Corduff, or the current residents of those properties.

This means that the wells should have been tested before any blasting took place. As a courtesy, a copy of the test should be provided to the respective well owners. A second test should take place 6 months from the date of the first blast.

E. Old Business

1. Master plan update
Board members received a copy of just the edits to review and will discuss at next meeting; Bruce Smith will send a digital copy to the master plan committee members for their input.

Steve Houle made a motion to adjourn, Bruce Smith second, motion passed.

Meeting adjourned at 9:05 p.m.

Respectfully submitted
Alison Fissette
Planning Board Clerk