

Westmoreland Planning Board
October 17, 2016
Meeting Minutes

A. Call to Order, Seating Members

Present: Lauren Bressett, Bruce Smith, Jim Starkey, Mark Hayward, Dawn Lincoln, Steve Houle, Alison Fissette, Clay Stalker.

Excused Absence: Tim Thompson

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

Review of Minutes 09/19/16

Dawn Lincoln moved to accept the minutes as read, Bruce Smith seconded, passed with a unanimous vote.

B.-1 Application/Hearing

Richard Fraser, CPESC One Source Properties & Permitting, LLC represented George R. Graves Revocable Trust of 2013 in a request for a Site Plan Review for Reclamation of land on Lot R17-29, which is 1.1 acres in Westmoreland. The S/E side of the area was mined years ago but never reclaimed.

Lauren reviewed, with the Planning Board members, the submitted Site Plan Review A – K .

Mark Hayward moved to accept the Site Plan Application as compete, Jim Starkey seconded, passed with a unanimous vote.

Mr. Frazier asked for a Request for Wavier of certain parts of the Site Plan Review Checklist. (see Attached sheet). Bruce Smith moved to accept the waivers requests, Jim Starkey seconded, passed with a unanimous vote. Graves already got plans approved for an Alteration terrain permit thru the state.

Mr. Fraser showed maps indicating area needing to be reclaimed and also showed area from Wentworth Road looking west toward Aldrich brook where the land has healed itself.

The area to be reclaimed will have a 2 to 1 slope with benches at every 20 feet drop. The benches will be about six feet long and set at top 490 and bottom will be at 450. With the benches in place the water runoff will not travel very far before going into the ground. The use of porous gravel for the slope will provide filtration for storm water. There is an existing berm between the excavated, proposed reclamation site and the Aldrich brook.

Mr. Fraser was asked the timeline of this project. Mr. Fraser stated they would do this project in the spring. Lauren had a concern regarding water infiltrating in the sediment. At this time the seep bank is exposed and water is running down and being infiltrated in the gravel now, so when there slope 2 to 1 the infiltration will still be ok. He stated the berms will stay as is. The seed to be used will be a mixed seed the State recommends.

With no further discussion Chair Lauren Bressett opened the meeting to abutters and others at 6:50 pm.

Patricia Rodrigues asked regarding location of the pit and in the reclamation plan was there plans for animal habitat. She spoke on items that did not at this time pertain to the Reclamation plan in front of the Board. Therefore, the chairman explained to Pat Rodrigues she had to ask questions pertaining only to the reclamation plan at this time.

Mrs. Rodrigues was asked to clarify her concerns regarding both Wildlife Habitat and the settlement base.

Janet Hurley questioned if there was some confusion as to where the town lines actually are. Lauren explained the town is state mandated to walk the town lines every seven years and to document their walk and where marking are that indicate the town line.

Pam Clark wanted clarification on what area would be designated for wildlife in the reclamation process.

Lauren asked if the Board had any questions of the Applicant. As there were none Lauren closed the hearing 7:08 pm. With no discussion from the Board, Lauren stated she would like to have the roadway seeded. Bruce Smith moved to accept the reclamation plan as presented with the addition that the roadway will be seeded. Clay Stalker seconded, the motion passed unanimously.

B-2 Application/ Hearing

Lauren Bressett and Dawn Lincoln recused themselves and they are abutters of the Derjues. Lauren turned the meeting over to Bruce Smith. The purpose of the meeting to review a submitted application for a Lot Line/ Boundary Adjustment on property owned by Walter and June Durjue, Trustees –Derjue 1990 Trust, located at 819 River Road, Map R10 Lot 17.

Acting Chair Bruce Smith opened the meeting at 7:15 pm. In reviewing the application for Completeness Jim Starkey moved to accept the application as complete, seconded by Clay Walker seconded, unanimously voted.

Attorney James R. Davis represented Walter and June Derjue. He stated the boundry line adjustment will change the boundry of the four existing the four lots. The lots will become R10, lot 17 where the existing garage is and will be 2.23 acres with 610.80 road frontage and will be subject to Deed Restrictions. This same lot abutters will have a right of way across the lot. The right of way will be to the former Churchill property on the hill. 17C will have a new curb cut permit on the end closer to the Reynolds Road.

At this time no specified place has been established for the right of A section of R 10-17A will be added to R10-17.

R10 lot 17A This lot has a culvert near the shed. This lot does have a house on it. This lot does have a curb cut.

R10 lot 17B This lot will not be allowed to have a building on it for the benefit of the house across the street – to protect their view. The Derjues are still working on the wording for this lot. 17B has an existing curb cut and culvert.

R10 lot 17C will have a total of 5.01 acres with a road frontage of 549.85 feet. This lot also has a curb cut.

Attorney Davis indicated he does have a sworn affidavit from Scott Hagstrom of Monandock Septic Design that he has viewed the properties and his opinion of the installation of septic systems on these lots.

A copy of the above has been submitted to the Board.

Jim Starkey moved that the minor checklist is complete enough to continue with the hearing, seconded by Mark Hayward, unanimously voted.

Jim Starkey moved to accept the boundary lines adjustments as presented, seconded by Steve Houle, unanimously voted.

Acting Chair Bruce Smith and secretary will sign the newer Mylar plan submitted. Unanimously voted.

Cersosimo Gravel was discussed. Their permit expired 11/10/2016. Bruce Smith made a motion to extend the permit for 90 days. Dawn Lincoln seconded, unanimously voted.

Jim Starkey moved to adjourn the meeting, seconded by Bruce Smith, unanimously voted.

Meeting closed at 8:14 pm

Respectfully submitted,

Elaine Moore – Secretary

THESE ARE DRAFT MINUTES AND CORRECTIONS OR CHANGES WILL BE SHOWN IN THE NOVEMBER MINUTES OF THE PLANNING BOARD