

Westmoreland Planning Board
November 16th, 2015
Meeting minutes

A. Call to Order, Seating Members

Present: Lauren Bressett, Steve Houle, Dawn Lincoln, Alison Fissette, Bruce Smith, Jim Starkey, Tim Thompson

Excused absence: Russ Austin Absent: Mark Hayward

Lauren Bressett called the meeting to order at 6:30 pm and noted the Selectmen had approved Tim Thompson as an alternate. Tim Thompson was seated for Mark Hayward.

B. Review of Minutes: 10/19/2015

Dawn Lincoln mentioned a few grammar fixes and Jim Starkey asked to clarify verbiage under new business, the following changes were made.

Steve Robbins of Poocham Hill Winery asked the board about signage for his business ~~on Poocham Rd~~, he is looking to have directional signage to his business; many people do struggle to find it.

Old Business

Alison Fissette stated, Kris Walker still has not submitted his updated site plan, she had emailed him last week, he replied he would have it for Tuesday. Some discussion ensued, Board members decided if Alison does not receive this material by the 23rd, she will need to send a letter to the property owner and applicant, stating his ~~business~~ site plan ~~is~~ is not legal until he has ~~a~~ signatures on the updated plat.

Dawn Lincoln made a motion to accept the minutes as amended, Jim Starkey second, motion passed
Bruce Smith abstained

C. Application/Hearing - None

D. New Business

1. 2016 Proposed Budget

Clerk fees	\$ 700	
Printing	900	
SWRPC		Defer to the Selectman
Noticing	150	
Supplies	50	
Postage	50	

There was discussion on the Southwest Regional Planning Commission fees, the planning board did use their service this year for updating the master plan, is not sure how much it will be used in the near future, board members do not know how many other boards use their service, suggest the selectman do an assessment on who uses their services in the town. It was noted that SWRPC will be helping the town update its Hazard Mitigation Plans this coming year. The majority of the board feels this fee should go under the general fund, not in the planning board's budget. It was decided to defer the item to the Selectmen, however a vote to see how board members felt about being a member of SWRPC resulted in 4 in favor and 2 opposed to membership.

E. Old Business

1. Kris Walker amended site plan

Alison Fissette noted she had sent a letter to Kris Walker with a copy to owner Akbar Ashoury and the Selectmen. She had also emailed him just last week prior. He still has not submitted his updated site plan. Discussion ensued.

Jim Starkey made a motion to send a letter to the owner and tenant of Map U1 Lot 5A stating that the amended site plan must be submitted to Alison Fissette no later than 11/30/2015 for review and that the final plan ready for signatures must be available at the next regular scheduled meeting of the board on 12/21/2015. Failure to comply with completion of the conditions of the site plan by these dates will result in the board putting on their December agenda consideration of revocation of the site plan. Dawn Lincoln second, motion passed

2. Master plan update

Board members reviewed edits and/or items to consider editing to the revised master plan update. (see attached edits)

Dawn Lincoln made a motion to adjourn, Steve Houle second, motion passed.

Meeting adjourned at 8:55 p.m.

Respectfully submitted
Alison Fissette
Planning Board Clerk

OBJECTIVES - REALIZATION OF THE VISION

Objectives have been established for each of the seven goals as a way to realize the vision:

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Goal 2: Encourage local employment.

- 1. Encourage installation of three-phase power down Route 12 thru commercial zones.
- 2. Encourage increased availability and quality of broadband infrastructure critical to modern business.
- 3. Provide a climate favorable to the establishment of small businesses in keeping with the character of the town.
- 4. Consider establishing a local Chamber of Commerce.
- 5. Maintain zoning specifically for commercial/industrial uses.

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2.1 Changes since the 2003 Master Plan

In the past decade, the Monadnock region, including Westmoreland, has experienced very limited growth (4% countywide, 6% town increase since 2000). During this time there has been a major

economic recession and the loss of some manufacturing businesses in the region. This situation gives us time to review our planning and prepare for the budding resurgence that is expected to put pressures on our attractive town due to its natural beauty, -high quality of life, highly regarded schools, and strong sense of community. It is important that the town continue to maintain a sound land use plan to manage anticipated growth. In this way, our town will be in a good position to regulate for future change.

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Agricultural:

Agricultural: This is still, by far, the dominant active use of land in Westmoreland. Farms, pastures, and fields for growing corn and hay are scattered throughout the town with major concentrations along the Connecticut River and in the central and southern portions of town. There are also many wood lots in which the trees are being harvested for firewood or lumber. The character of the farms dotted throughout town help to enhance the town aesthetically, financially and environmentally. *Westmoreland's forest lands provide wildlife habitat, enhance air and water quality, and add to our rural vistas. Forest lands make up the bulk of the current use lands.*

In recent years, there has been little change in the agricultural **and forestry** acreage. It appears that the greatest threat to the town's open land remains large scale development and, over a long period of time, incremental development.

The Town now has in place suitable ordinances to ensure that this development is done with minimum impact to the **open** lands of Westmoreland.

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Residential:

Homes are scattered throughout the town with major concentrations in and around the South Village, East Westmoreland, Westmoreland Depot and Park Hill areas. This estimate is based upon the 2010 census figure of 683 housing units, and an assumption of one acre average per home. With 35.9 square miles, there are approximately 50 people per square mile.

(sentences deleted)

The dominant residential land use is single-family homes. There are very few multifamily structures and little seasonal home development. These facts support the characterization of Westmoreland as a bedroom community.

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2.4 Opportunities and Limitations for Development

Lauren will get clarification from SWRPC for this section

At end of this section:

In using these maps, it must be remembered that the data have been interpreted from maps and have not been checked in the field. The maps serve as a guideline to represent general characteristics within an area but the conditions at a specific site within an area may be quite different. Table **2.c** summarizes the information detailed on the maps.