

Westmoreland Planning Board
December 10th 2013
Unapproved minutes

❖ **Call to Order, Seating Members**

Present: Lauren Bressett, Dawn Lincoln, June Hammond, Jim Starkey, Dave Hansel, Steve Houle, Bruce Smith Excused:

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

❖ **Application/Hearings**

Matt Phillips Application 6:30 pm

Board members reviewed the application; this was to amend/revise his current site plan, to add additional parking, possibly rent out two areas of the buildings on the current site plan. He also added the approximate location of the underground utilities for they were not installed at the time of original site plan. Lauren Bressett stated his original site plan will still need to be on file and referred to, for all info was not carried over.

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

Matt Phillips Hearing 6:35 pm

Matt Phillips informed the board members of his intentions, his original site plan was for one business and he now would like to rent out a 360 sq ft of office space in the front building and rent the rear building for possibly a garage, storage and/or light retail, which could now be up to three businesses on the property. Jim Starkey questioned what the restrooms would be for all areas, Matt Phillips stated they are all in the main building, the office area has its own bathroom and the back building will have access to the bathroom in the main building, where his shop is. Lauren Bressett asked if the front display area was the only outside storage area, Matt Phillips stated yes. Matt Phillips stated he did not see anything beyond used motor oil or paint in regards to chemicals, Bruce Smith stated that any chemicals and/or used motor oil will need to follow NH State regulations and the frequency of removal.

Lauren Bressett closed the hearing at 6:55 pm, and the board began their deliberations.

Jim Starkey made a motion to approve the revised site plan with the condition any hazardous material be handle and dispose of according to State and Federal regulations, Dawn Lincoln second all voted in the affirmative, motion passed.

❖ **Old Business**

1. Mr. Frazier and Gretchen Fowler came in to address the board in regards to November 12th minutes, he had read them and felt they were not correct, he had called Lauren Bressett to let her know and also requested a copy of the minutes so he could listen, which he did and found the minutes were correct, he wanted to come before the board and explain, he stated it was not how he meant for the words to come out and stated that no one knew where the town line was until it was surveyed in 2012.

2. Lauren Bressett stated she had called Marshall Patmos Chairman of the Conservation Commission in regards to the boards opinion of a steep slope ordinance and suggested he could

talk to the selectman and/or Gary Hudson and use his information as guidelines, that the planning board did not feel it was appropriate to be an ordinance.

3. Bruce Smith updated board members with the work being done on the Master Plan

❖ **Review of Minutes:**

1. November 12, 2013

Board members reviewed the minutes and listened to the recorded portion of Mr. Frazier statement. Dawn Lincoln made a motion to amend the minutes by adding (I do not know when he did that) to the following statement, " Mr. Fraser stated that the town was absolutely right that George did cross the line into Westmoreland *I do not know when he did that* he knew exactly where the line was but it was done." Jim Starkey second all voted affirmative, motion passed.

2. November 18, 2013

Board members reviewed the minutes. Dawn Lincoln made a motion to approve the minutes as read, Steve Houle second, all voted affirmative, motion passed

3. December 4th, 2013

Board members reviewed the minutes. Dawn Lincoln made a motion to approve the minutes as read, Jim Starkey second, motion passed, Bruce Smith abstained.

❖ **New Business**

1. The board received a packet from the State of NH DES in regards to violations on County Road and River Road. Lauren Bressett informed board members the town was in violation for not having permits to do the culvert work that had been done, so now they are doing the after the fact permits.
2. There were a few minor changes at the public hearing on the amending of the ordinances so the board will do another public hearing for amending the ordinances at their regular meeting in January 2014.

❖ **Select Board Update**

None

❖ **Letters**

Jim Starkey made a motion to adjourn, Dawn Lincoln second, all voted affirmative, motion passed. Meeting adjourned at 7:45 pm.

Respectfully submitted
Alison Fissette
Planning Board Secretary