

WESTMORELAND PLANNING BOARD

December 19, 2016

Meeting Minutes

Call to Order, Seating Members

Present: Lauren Bressett, Bruce Smith, Dawn Lincoln, Steve Houle, Alison Fissette, Tim Thompson, Clay Staler.

Excused Absence: Mark Hayward, Jim Starkey

Alison Fissette and Tim Thompson were seated in place of Mark Hayward and Jim Starkey.

Guests: Pam Wallis

Lauren called the meeting to order at 6:30 pm

Review of Minutes 11/20/2016

Bruce Smith moved to approve the minutes with one correction. The full budget figures should be in the minutes. Seconded by Steve Houle. Passed with a unanimous vote.

Proposed Planning Board Budget request for 2017:

Clerk Fees	900
Printing	150
SWRPC dues	whatever 2017 rate will be
Notices	200
Supplies	75
Postage	75

Application/Hearing

The hearing on the proposed ordinance changes was opened. Due to no one present wanting to speak on these changes, the hearing will be held open until later in the meeting.

The board considered the application for a new Excavation Permit for Map R1 Lot 19 and 20, River Road, Westmoreland, NH. Robert Hitchcock, SVE Associates and Michael Cersosimo were present representing Cersosimo Industries. Meeting notice was posted in four places – Town Hall, Westmoreland Post Office, Keene Sentinel, and Westmoreland Selectmen's Office – on line.

The application was reviewed for completeness and found that H 1-2-3, I 4,5 did not apply as there is no dwelling or electrical on the property and no plans for any. K2 was not completed as the AOT has been sent to the State for review but the result needs to be sent to the Planning Board. Dawn Lincoln moved to accept the application complete enough to continue with the hearing. Seconded by Bruce Smith. Passed with a unanimous vote.

Lauren opened the Hearing at 6:39 pm. Rob Hitchcock informed the Board the plans have not typically changed. He did update the existing topo to conditions existing as of this fall. The operation is the same. Bruce Smith asked about the tree time cut back. Michael Cersosimo stated as they excavated into the new area they found the gravel in that area has clay mixed in so they will go back into that area at a later time. The proposed grading contours of the pit have not changed. Rob Hitchcock stated the Operational Notes and details are the same as the previous plan, he made editorial changes only.

With no further questions from the Board Lauren opened the meeting to the public. Pam Wallis has concerns regarding her water lines/vains underground. She is not sure where the pipeline goes on her

property, but noted it is gravity fed and she uses it as a backup to her well. Michael Cersosimo noted that they had previously made a commitment to this water line and would stand by it. The statement was verified as being made on 12/20/13 as noted below.:

The Wallis waterline apparently runs outside of the proposed and permitted excavation, to the north of the excavation. Therefore, it is anticipated that the line will NOT have to be moved. However, if the line is damaged by Cersosimo Industries on the Cersosimo property, Cersosimo Industries will repair any damage as previously stated during public hearings.

Pam Wallis questioned the noise level. Michael Cersosimo indicated it could be a long time before excavation starts near the Wallis property. He does feel it is important to maintain the buffer. As issues are brought to their attention that they can influence they do take action, as they did about excessive Jake brake sounds. As to tailgate and back up truck noises there is not a lot that can be done. Pam Wallis stated there is no issue with the hours of operation and stated the applicant has been responsive of abutters.

Without further questions the Board talked about the length of time this permit should be approved for. Michael Cersosimo would prefer a longer length of time before the permit runs out. He stated the \$22,000 bond is ok as is.

Bruce made a motion to approve the excavation permit for 15 years with reviews in 2021, 2026, with expiration of the Excavation permit in 2031. Also, Cersosimo will send to the Planning Board annual reports indicating any parameter changes, progress on the planned excavation sequence or any other changes that have been made. Dawn Lincoln seconded with condition all AOT conditions are met. Passed with a unanimous vote.

As no public had stopped by regarding the Ordinance hearing, that hearing was also closed. It was noted that the proposed changes to Occupancy and Signage Ordinances would be put on the ballot for voting during the town meeting elections.

The meeting was closed at 7:26 pm.

Respectfully submitted
Elaine Moore – Clerk

THESE ARE UNAPPROVED MINUTES TO BE APPROVED AT THE JANUARY 2017 MEETING.