

Westmoreland Planning Board Minutes  
11/21/22

Attending: Lauren Bressett, Alison Fissette, Bruce Smith, Tim Thompson, Liana Capra, Kristen Riley (alt, clerk), John Snowdon (Selectman), Larry Siegel

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

**Review of Minutes**

A motion to approve the minutes of the 10/17/22 minutes was made by Tim Thompson. Bruce Smith seconded that motion. 6 voted in favor to accept minutes as printed. Larry Siegel abstained.

**Public comment**

Sharon Combes-Farr attended the meeting with the purpose of sharing her comments on wind ordinances. She encouraged the planning board to consider what scale of wind power is right for Westmoreland. When she moved to Westmoreland, she saw Westmoreland as a rural farm community. She is for renewable energy, but not at a large scale, in her residential neighborhood. She encouraged the board to consider regulations not only for small systems, but also larger systems that fall in a gray area if they aren't large enough for the state site review team to manage.

**Executive Session**

A motion to enter Non Public Session was made by Bruce Smith, seconded by John Snowdon, in accordance with RSA 91-A:3, II(e). Roll Call vote to enter nonpublic session: Alison Fissette Y, Larry Siegel Y, Liana Capra Y, Lauren Bressett Y, Tim Thompson Y, John Showdon Y, Bruce Smith Y. The board entered nonpublic session at 6:40 p.m. A brief discussion of potential litigation ensued. Motion to leave nonpublic session and return to public session was made by Bruce Smith, seconded by Liana Capra. Motion: PASSED unanimously. Nonpublic session ended and Public session reconvened at 6:45 p.m.

Tim Thompson made a motion to review the minutes from 6/20/22 and 6/30/22. Alison seconded that motion. All voted in favor.

Lauren questioned if the items shown as being discussed were clear as to the reason they were discussed. Alison pointed out that, related to hazardous materials discussion, multiple properties would be sharing a well, making the items relevant. Larry Siegel said the minutes seem accurate and we should leave them as is. The board agreed to let the minutes of 6/20/22 stand.

The board moved onto the 6/30/22 minutes. Larry Siegel pointed out that the meeting is called a "subdivision hearing". The notice was for a subdivision hearing, not for a site plan. It was noted in the first paragraph, change "Freeman" to "Freedman". Change "Freeman" to "Freedman in the fourth paragraph. For the fourth paragraph, change "install" to "installation". It was noted that Jacob Freedman showed the board a copy of a section of his lease, which stated that any hazard storage would be within the state and federal guidelines, and hazardous storage would not be allowed. The board noted this under the approved conditions, as the third condition: "A copy of the rental lease verifying the hazardous storage wording (~~this was provided as stated above~~)"

It was noted that Jacob Freedman showed a preliminary site plan. There was no application for the site plan approval. The board did not go through the checklist and approved a site plan tentatively. Larry Siegel questioned if the town is bound to this decision, as the minutes only partially reflect the planning board's intent. Larry Siegel said that the site plan should meet the requirements. Liana Capra reviewed her hand written minutes from the meeting, where it clearly stated that the board still needs a site plan. This was reflected in the statement in the minutes, ""The only item that was not apparent on the Plat was the signature block and stamp which Josh Joslyn said he would provide for the signed copies and a signed application." This indicates that a

submission of an application with a corrected plat was expected and that it would be subject to site plan regulations review.

Larry Siegel made a motion to keep the minutes of 6/30/22 as written. Bruce Smith seconded that motion. Alison Fisetta abstained her vote, 6 members voted in favor.

Larry Siegel motioned that, after thorough review, the planning board recognizes that the notice of decision did not accurately reflect the intent of the planning board. The planning board did not intend to approve a site plan without an application. The minutes indicate that the board expected conditions to be met, including submission of site plan application for consideration under the site plan regulations, before final approval.

Bruce Smith Seconded this motion. 6 voted in favor, Alison abstained from her vote.

John Snowdon moved to rescind the original letter of decision. A new minor subdivision approval letter will be sent to the applicant. Alison seconded that motion. All voted in favor.

#### **Final Read Through of Ordinance Changes**

The board agreed on ordinance changes that will be presented at a public hearing on 12/8/22. That meeting will also be a work session on wind energy systems.

Larry Siegel moved to adjourn the meeting at 8:36 pm. Bruce Smith seconded that motion. All voted in favor.

Kristen Riley, Recorder