

Westmoreland Planning Board
April 22, 2024
Continued Hearing Offsite: 852 NH Rt. 12

Attendees: Lauren Bressett (chair), Bruce Smith (vice chair), Alison Fissette, John Stronk, Tim Thompson, Bill McGahie (selectboard rep), Kristen Riley (clerk).
Absent: Liana Capra, Larry Siegel

Lauren Bressett called the meeting to order at 8:00 am.

R14-34 Business Site Plan Review

Lauren Bressett reopened the hearing for the Larkin site plan, continued from April 15. It continued on site of the applicant's business. Kristen Riley recused herself, John Stronk continued to be seated.

Jim walked attendees of the meeting around the property to point out areas that have been negatively impacted from the increased water flow through the stream that borders 2 sides of his lot. He indicated areas where vegetation is dying. Additionally, he highlighted the gravel that he thought was runoff from the road. Dave Poklemba, the Westmoreland road agent, attended the meeting and said that this gravel is located all along the streams in Westmoreland. It was also noted that the gravel was present upstream of Larkin's property.

After walking the stream, the meeting continued in the back parking lot. Alison Fissette commented on the gravel in the parking lot. She said that the gravel is not hardpack, and is actually permeable. This alleviates some concern for her in regards to runoff. Bruce Smith noted that the driveway should remain as gravel and not be paved. Alison Fissette also asked about the gravel in the proposed market area, which has encroached further into their wetland setback. There is now less vegetated area in this location than on the original site plan. Jim Larkin said that topsoil will be put on top of the gravel, then reseeded. Lauren Bressett said while she also thinks vegetation should be re-established to allow slowing of runoff and some absorption before runoff hits the stream, she would like to see some gravel removed before adding loam, because she does not want the ground to be raised. This could create ponding in the parking area.

Bruce Smith spoke about lot coverage. He compared the old site plan to the new proposed site plan. The original structure's square footage was 5,748. The structures that were removed equaled 1,093, bringing the total to 4,655. The new structures that were approved and added were 2,208, bringing the total to 6,863 square feet. The approved limit was 6,897.

Lauren Bressett said with it being a nonconforming lot, and the majority of the lot being located within the 75 foot wetland setback, she believes it to be at capacity for development. The stream and flooding issues were in existence when the property was purchased. There are no new hardships that have been presented.

Any additional structures beyond 34 sq feet would need Zoning approval. The current structures that are being requested on their new site plan are:

- 2 temporary structures with canopy, a measured at 532 square feet
- An arbor measured at 162 square feet
- A Gazebo measured at 179 square feet
- A pedestrian bridge measured at 79 square feet

Bruce made a motion to accept proposed changes upon granting from the zoning board of any additional structures. John Stronk seconded that motion. 4 voted in favor. Lauren Bressett voted no.

Lauren Bressett made a motion that the applicant goes to the zoning board about exceeding wetlands and that the grassy area beside the building be reclaimed without increasing elevation. Bruce seconded that motion. All voted in favor.

Tim Thompson moved to adjourn the meeting. Bruce Smith seconded that motion. The meeting Adjourned at 8:51 pm. Draft. Recorded by Kristen Riley, clerk.