

## WESTMORELAND PLANNING BOARD

April 18, 2022

### Minutes

Present: Lauren Bressett, Larry Siegel, Alison Fissette, Tim Thompson, Liana Capra (alt), John Snowdon (selectman), Jim Starkey, Bruce Smith  
Guests: Marshall Patmos & Jeanette Hubert – Conservation Committee.  
Public: Henry Pikley

Call to order: Chair Lauren Bressett called the meeting to order at 6:30 PM. **Motion:** Alison Fissette moved to accept the minutes as presented, Tim Thompson seconded. All approved, motion passed.

Election of officers: **Motion:** Alison Fissette moved to nominate Lauren Bressett as Chairman and Bruce Smith as Vice Chairman; Tim Thompson seconded. All approved, Motion passed.

MTAG application discussion:

John reviewed the ZOOM meeting attended by John, Lauren, Lisa Murphy SWRPC, George Reagan of NH Housing Finance Authority, Tiffany McNamara of Plan NH and Molly Donovan of UNH Cooperative Extension. UNHCE will train volunteers on how to reach other town members and increase community engagement for housing and other needs that may be required for future needs and the Master Plan update. Specifically mentioned that a housing ordinance is not required from the grant.

Alison reviewed three areas for concern. The application referenced section 1,3,9,10 and 12 these conflict with maintaining the rural character of the town. Issues over legal losses to the town: the Planning Board and town approval are required for ordinance changes, enforcement is the responsibility of the Selectman. The Plan NH information is highly oriented to housing not ordinance review.

The board discussed the grant and the process. Larry was sensitive to grant issues, town input, money for ordinance review and reorganization and approval. He mentioned the wording of the draft grant verses state enforcement of ordinances. John reviewed the ordinance process, any ordinances would be developed by the Planning Board and voted on by the town at an annual meeting via a ballot vote. The Select board has fiscal responsibility to decide if the grant application goes forward. No added board or cost to the town. Residents would be trained on community outreach and there would be a professional review of current ordinances.

Everyone was concerned with the timing of the grant, increased housing needs and age issues. Workforce housing was first passed by the state 10 years ago. It has been an issue throughout the state. In the latest NH report it acknowledges that no one ordinance structure fits all size towns.

Jim expressed concern that what George, Tiffany and Molly discussed in the ZOOM meeting is an accurate representation of their organizations and if the grant approval process would be non-changing from the ZOOM meeting discussion.

Lauren stated that the selectmen were not looking for a vote but rather feedback on the draft MTAG application before they considered whether to move forward. John asked that any comments be directed to Jo Ann before noon on April 21<sup>st</sup>.

Public comments:

Jeannette Hubert was concerned if there was a legal review of the ordinances or issues. Would there be a legal issue over notes from the ZOOM notes versus the writing of the application? The grant requires a written report every 5 years, who will do this and how complicated is it? John noted the reporting is minor, just a paragraph with any updates. The ordinance review would look at our ordinances and regulations in relation to NH RSA's and our master plan. Marshall Patmos was under the opinion a group would be formed with Planning, Zoning, Conservation and Selectman to review the application and comments. He mentioned the Conservation Committee voted not to proceed and rush into the grant.

Other Business:

Henry Pikley was present, representing new owners of the 867 Route 12 Industrial Park, regarding process and site plan requirements related to their desired modification or additions. The board mentioned some things to consider and reviewed notification requirements and the 21 day period between filing with the Planning Board and the actual meeting.

Ordinance review 2022:

Lauren reviewed the remaining ordinance work from last year. The board agreed to first work on the home occupation – business definitions and ordinances. This is an area most impacted by current situations. Other areas are sign ordinances – what is maximum height. Other items could include review of gasoline stations, possible electrical charging stations, and agriculture. Review of Zoning Tables should wait until a bit later.

**Motion:** Alison moved to adjourn, Larry seconded, all approved. Motion passed.  
Meeting adjourned at 8:25 PM

Bruce Smith, recorder

THESE ARE UNAPPROVED MINUTES TO BE APPROVED AT THE MAY16, 2022  
MEETING