

Westmoreland Planning Board
Minutes, July 19, 2021

Present: Alison Fissette, Tim Thompson, Lauren Bressett, Bruce Smith, Jim Starkey, Russ Austin. Excused: Larry Siegel, Elaine Moore, alternate.

Lauren Bressett called the meeting to order at 6:30 PM. Tim Thompson moved to accept the minutes of June 21, 2021. Alison Fissette seconded. Jim Starkey asked, regarding the ordinance discussion in the minutes about section 501, suggesting the wording "to prevent development where it would be a burden on community" needs to be reviewed. It was agreed to put this on the next discussion. **The motion to accept the minutes was called and passed unanimously.**

The board then reviewed the site plan application regarding the general store, U7 Lot 15, submitted by Jeffrey and Cathleen Watson. In reviewing the submitted plans, the board was given a recently done plan by Forest Designs regarding the septic that had additional details. It was decided to reference the two plans and to keep them together for the record. It was noted that the Zoning meeting will be July 21st, 2021, for a usage change from store to store/restaurant. Additional information includes the district being Village Central, the letter and permit from NH Dept of Transportation will be added to the file, outside seating needs to be indicated on the plan, and there are no new entrances planned.

Jim Starkey moved that the application be considered complete enough to proceed with the board reserving the right to ask for additional information. Bruce Smith seconded, Motion passed unanimously.

Lauren Bressett then opened the public hearing. Mrs. Watson stated she has 45 years experience in the restaurant business. She gave a description of the services they were hoping to provide. The hours of the business they proposed would be Tuesday-Thursday, 7AM-6PM and Friday and Saturday, open til 8PM. She also stated that they are applying for a liquor license to sell beer and wine. Mrs. Watson also explained that they would like to have outdoor seating in the "carriage" shed area. They are hoping to have 10 to 14 tables. At this point 8 inside, 2-3 outside seasonally. They are willing to work with the town on any of the above.

Jim Starkey asked about the new parking area and its entrance. The proposed entrance will be to the left of the building, past the existing telephone pole to leave the front area for improved pedestrian safety. Mrs. Watson also stated that moveable fencing will be used outside to provide a barrier to vehicle traffic, NH DOT recommended this. Jim Starkey asked if there was any contingency with NH DOT regarding curb cut and Watsons answered, no, that the proposed plan was acceptable to DOT.

Tim Thompson raised the question as to where deliveries would be made. Mr. Watson said they would be to the existing ramp which will have repairs done to it to ensure its safety.

Alison Fissette asked about the existing septic system. Watsons stated the state had approved the system for the building use and the volume was adequate. Jim Starkey asked if the Watsons were familiar with state permits required, Mrs. Watson said yes.

Alison Fissette then asked how many parking spaces were planned for customers and employees. Mrs. Watson said they were basing it on 1 space per table and employees would be parking on the grass at back of building along with residents. There would likely be one additional employee in addition to the two Hildreth's. It was noted that the parking plan needs to provide for customers, employees, and tenants. Jim Starkey asked what the surface of the parking area is to be. Watsons said the apron would be pavement and the parking area will be hardpack. Mr. Watson also added that there will be no elevation change creating any problem with drainage. Jim Starkey stated that parking needs further discussion and a definitive plan for dimensions of parking area which also shows where and how many parking spaces there will be, along with a clear plan for number of indoor and outdoor seating. Lauren Bressett stated the number of tables needs to be clearly defined. After discussion, it was determined that there would be not more than 10 tables inside and up to 4 seasonal tables outside.

Russ Austin asked to confirm that this was still in the sell and buy stage. The Watsons answered yes and that they are hoping to close mid to late August and be fully operational by Halloween. Bill Hutwelker, the realtor, asked to speak and noted the sale was contingent upon getting the required approvals. He appreciated the boards efforts to get clarity and to come to a decision on the application.

Lauren Bressett asked if the public had any questions. None were put forth. She noted that conditions could be put on any decision, then asked if there was a motion to accept application.

Jim Starkey made a motion to approve the site plan with the conditions that the septic survey and DOT permit be attached to the plan, evidence of liquor license be provided, and a parking plan acceptable to the board being provided. Bruce Smith seconded. The vote was unanimous.

Larry Muchmore then addressed the board with some upcoming items of consideration and asked a few questions to better understand the role of the board.

Possible pending items for the board were discussed. The horsemanship camp on Poocham Rd has been classified by the Selectboard as a home occupation which needs no further review. Lauren Bressett summarized discussion with the town attorney, with his interpretation that with the plan for multiple participants over multiple weeks of a horse day camp is not the same as giving one child a lesson and would raise items appropriate for board consideration which would classify it as a home business. Russ Austin stated the area is zoned rural/residential and the selectmen approved the use. Alison Fissette then noted Table 505 table which requires any use other than residential use needs site plan approval and she would like to know more specifically what the business plans are for the camp and if a site plan is needed. Lauren Bressett and Alison Fissette will attend the Thursday selectman meeting to discuss further. The property on

Rt 12 that received variances has still not followed through with the required Building Inspector and Site Plan review. The bake shop on South Village Road has applied to the Zoning Board.

Jim Starkey made a motion to adjourn, Bruce Smith seconded.
Meeting adjourned at 8 PM.