

Westmoreland Planning Board Approved Minutes
5/15/23

Attending: Lauren Bressett, Bruce Smith, Liana Capra, Larry Siegel, Tim Thompson, John Stronk (alt.)
Kristen Riley (Alt., clerk), John Snowdon (selectman). **Excused:** Alison Fissette

Lauren Bressett called the meeting to order at 6:31 pm.

Review of Minutes- 4/17/23

Liana suggested:

“Lauren remain chair and Bruce remains vice chair”

“Lauren suggested and the board agreed that the board should wait to find out what the conservation’s findings are in regards to their biosolids research.”

Website questions (take out results)

John Snowdon motioned to accept Liana’s changes to the minutes. Bruce seconded that motion. 6 voted in favor and Larry Siegel abstained.

Home Business Application Hearing for Property R-2 Lot # 11

Application submission was reviewed. John Snowdon noted that the 75 foot radius is not indicated on the property. Additionally, he noted that the square footage of all of the buildings on the property is not provided. The new barn under construction does have the required measurements. The planning board gave one waiver for the requirement of listing all structure dimensions as all but one structure already exist, and because the lot is 23 acres, the existing structures cover a minor portion of the total lot.

John Snowdon moves to accept the application as complete, reserving the right to ask for additional information. Larry Siegel seconds this motion. All voted in favor.

The public hearing began. Elizabeth Kenny spoke about her plans for her home business. She only has 7 horses and would like to board a select few others. She built the barn to safely store her hay and some horses. It will be a multipurpose barn. Elizabeth Kenny will offer a children’s horse camp for 3 weeks out of the year. 8 kids will attend the camp from 10 am to 4:30 pm.

Larry Siegel asked if Elizabeth plans to expand in the future. Currently she has no plans, but aspires to have an indoor ring. Lauren Bressett said that Elizabeth Kenney will need to get a driveway permit for her second driveway. Also, she suggested signage indicating drop off, pick up location as the zoning permit specifies no on street parking. Bruce Smith said the well radius should be marked on the map. Liana Capra expressed concern about the septic with Elizabeth’s camp students. Liana would like to see the property’s septic plan.

Whit McConna, an abutter to the property, is in full support of her home business. He questioned if the planning board has jurisdiction to ask for an application if it is agriculture. Lauren explained that the camp aspect is where it becomes necessary to come for a hearing.

The public hearing was closed. Discussion ensued. The application for home business site plan approval is for usage of existing horse facilities, which fall under agricultural use, for week long youth day camps for three weeks annually, hours 10 am to 4:30 pm.. Campers use animals and structures already on site. The bathroom in the house is used as needed. If this becomes a problem, a portable toilet will be obtained. Parking is available both at the house and beside the new barn. Directions for drop off

and pick up should be provided so it doesn't occur on the road. The Zoning permit specifies no parking on the road. Signage will only exist in the form of a sign 18" by 30" to be placed on the barn in the future. The board feels the plan meets the requirements of a Home Business as it is conducted by the resident and one or two helpers, uses existing structures and resources without changes, and with parking, drop off and pick up addressed, would have minimal impact on the neighborhood. There is a plan for a portable toilet if the septic system is found inadequate.

Liana made a motion to approve the site plan, under the conditions that she provide a current septic plan, mark the well radius on the map, and get a permit for the second driveway. _____ seconded. All voted in favor.

Home Business Application Hearing for Property R12-6C

Application submission was reviewed. John Snowdon noted that under section E, there is no driveway width. Lauren noted the driveway width may be pertinent, in case a car may need to park along it. Tim Thompson moved to accept the application as complete, pending the width of the driveway being added. All voted in favor.

The public hearing began. Ben Russell spoke about his home business plans. Currently, Ben has a 30 x 40 garage, where he stores cars. He needs a new garage for his work in progress vehicles. He will have loaner vehicles, so as a car comes, they would leave with another. Currently he has 3 loaner cars. They are parked in the driveway, but they are registered to Ben.

Tim Thompson asked what distance from the proposed garage to the property line is. Ben said 30 feet. Bruce Smith asked if Ben will be draining fluids, and if he will need permits from the state. Ben Russell will have a company come to take the waste. Bruce said the waste needs to be labeled as hazardous waste. Joan Thompson, an abutter, spoke about her concern with traffic. The road is very narrow and it is dangerous for two cars to pass each other. Lauren Bressett asked how many cars per week will be trafficking to the location. Ben Russell said 10-15 cars per week, maximum.

Peter Remy expressed his concern about screening, which Ben Russell addressed with his garage sheltering cars on site.

The public hearing was closed. Discussion began. The plan is for a home business to repair 10 to 15 cars a week on the existing 9.8 acre residential lot. That level of business would not create excessive traffic on the narrow, gravel Nims Road. Intent is for cars to be kept inside the existing garage or garage to be constructed. The occasional car dropped off when someone is not home can easily fit in the existing house parking area or at the interior end of the 22' wide driveway. There are 3 loaner cars available for exchange transportation which are registered in the applicant's name and fit in the existing parking area. The lot is forested as shown by an aerial view in the application packet and will be maintained except for 5 to 6 trees which will be removed for new garage construction thus maintaining adequate screening. No signage will be used other than the existing road address marker. Safety Clean and Clean Harbors are utilized for management of any vehicle fluids. This plan is well thought out, the applicant is aware of and has considered any impact on residential neighbors. The plan meets the intent of the home business ordinance to allow business usage with low impact to abutters.

Larry Siegel made a motion to approve the home business site plan, under the conditions that the width of the driveway is added to the plat and a special exception approval from the zoning board. John Snowdon seconded that motion. All voted in favor.

Old Business

Lauren reported that adding a N/A column to the optional items on the subdivision and site plan checklists should solve the issue of how to handle those when they didn't apply but currently would require a waiver. All agreed that was a good solution. The final changes will be done up, sent to the board, and a public hearing will take place at next month's meeting.

Larry Siegel moved to adjourn the meeting. John Snowdon seconded that motion. Meeting closed at 8:32 pm.

Draft.

Kristen Riley, clerk.

*Bruce Smith added detail to his remarks about waste oil for the Russell site plan review. ENV-HW-807 is the information regarding the state regulation on labeling hazardous waste.