

WESTMORLAND PLANNING BOARD

September 16, 2019

Minutes

Call to Order, Seating Members

Present: Lauren Bressett, Tim Thompson, Alison Fissette, Bruce Smith, Larry Siegel
Selectmen's Representative Clay Stalker
Excused:, Jim Starkey, Elaine Moore- Alt.

Present in Audience: James and Cynthia Cole, Donald Hall, Travis Fafard. Nancy Hillier joined at 6:50 PM

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

Review of Minutes:

Tim Thompson reviewed the minutes with four corrections.
First paragraph, line 8 "to be address by Mr Adams" – should read "addressed by"
Line 12 "retention issued was discussed" – should read "issue was"
Line 18 "condition 1-7 above is documented" – should read "conditions 1-7 above documented"
Last line correct spelling of Alison Fissette. **Motion:** Alison Fissette moved to accept the minutes with above four changes, seconded by Larry Siegal all approved.

Inquiry:

Travis Fafard came before the Board inquiring for information on subdividing lot 23 R-19. The board reviewed requirements for lot size, road frontage and road classification. Board suggested reviewing Westmoreland Ordinances if further information is needed.

Application Submission:

The board reviewed the James and Nancy Hillier Subdivision Application for completeness before the public hearing. Application has an e-mail from Tom Forest of Forest Designs stating soil tests and topographic contours would allow for several locations for a state approved septic system. Members noted four items for further clarification.

1. Driveway/access location should be detailed.
2. Permanent corner and boundary lines detailed.
3. Abutter list corrected and detailed.
4. Setback lines corrected on Butterfield Hill Road. 20 ft each side setback and 20 ft rear setback.

Motion: Alison Fissette moved to accept the application as complete enough to continue the process with above four comments noted, seconded by Tim Thompson, all approved.

Subdivision Hearing:

Lauren Bressett opened the application hearing at 7:00 PM. The board reviewed the Subdivision Application and notes discussed during the completeness review.

Nancy Hillier presented the application for the subdivision of the lot owned by her and her brother James. The lot will be divided into two lots and left for their families. The application has two driveway permits on Butterfield Hill. Nancy will have the driveway access detailed on the mylar Plat. Once approved Nancy will have the permanent markers and property lines detailed on the mylar Plat.

A corrected abutters list was reviewed and will be corrected on the mylar Plat. The sides and rear setbacks will be corrected on the mylar Plat for Butterfield Hill locations.

Don Hall asked for clarification of setbacks on part of property adjoining his. James Cole asked for clarification of purpose of abutter notifications. There were no other comments or concerns from the Public.

Lauren Bressett closed the public hearing at 7:10 PM

Subdivision Review:

The board reviewed the initial information and details from the hearings. **Motion:** Alison Fissette moved to approve the application with the four issues discussed during the hearings corrected,

1. Driveway/access location should be detailed.
2. Permanent corner and boundary lines detailed.
3. Abutter list corrected and detailed.
4. Setback lines corrected on Butterfield Hill Road. 20 ft each side setback and 20 ft rear setback.

seconded by Larry Siegel, all approved.

Old Business:

The Agricultural Committee has been dissolved. The board had delayed any ordinance changes until input from this committee. Any agricultural ordinance review will be added to the ordinance review schedule.

Larry Siegel requested the Alternate Energy Committee be dissolved. The initial work from the committee was used by the planning board to draft ordinance changes and approved by the voters this year. He mentioned Peterborough is drafting solar ordinances for large scale solar uses and suggested the board review their work. Lauren will send a letter to the selectmen requesting the committee be dissolved.

Eversource is trying to schedule a presentation for the planning board in October. No details have been provided

Motion: Alison Fissette moved to adjourn the meeting, seconded by Larry Siegel, passed unanimously. Meeting adjourned at 6:36 PM.

Bruce Smith, Recorder

THESE ARE UNAPPROVED MINUTES TO BE APPROVED AT THE OCTOBER 21, 2019 MEETING.