

Minutes of the Westmoreland Selectmen's Meeting

Tuesday, September 19, 2023

BOARD MEMBERS PRESENT: Frank Reeder, John Snowdon and Bill McGahie

1. The meeting was called to order at 6pm by Frank Reeder
2. Approval of Minutes: September 5, 2023. Motion was made by John Snowdon, seconded by Bill McGahie to accept the minutes as printed. Motion passed 3-0
3. Guest:
Land Use Boards: Planning, Zoning, Conservation
Planning Board
 - A. Ordinances
 - a. Bruce Smith - Compiling an appendix for ordinances to show changes to make easier to track changes and when they happened.
 - b. Lauren Bressett - Working to organize ordinance using a more logical model. Tables would be near front and definitions would give reference to where more information could be found within the ordinances.
 - B. Camps/Campers/Camping/Recreational Lots
 - a. Ordinance changes Table 503 FR seasonal camps allowed by special exception until 1992 when removed by town vote. Petition article in 1997 to allow camps denied by town vote.
 - b. RSA 674:41 - no building of any structure on less than Class V road.
 - c. Town could consider allowing structures on Class VI by using the process outlined by RSAs. Emergency access is limited to non maintained roads so property owner would agree to limits of municipal responsibility and liability which would be recorded at the Registry of Deeds. Lauren Bressett - Would like to have a discussion of pros and cons and what process would entail. Town would have to vote to change.
 - d. Campers are not a structure, but Town ordinances do not allow campers to be left on lots without a dwelling for more than 30 days in a 12 month period
 - C. Affordable verses Workforce housing
 - a. Not interchangeable terms. Affordable housing often subsidized and lower income whereas workforce may include affordable housing it can also be higher end housing as well.
 - b. Westmoreland meets the standard for affordable owned housing.
 - D. Ideas for Communication with Residents
 - a. Website has a calendar and upcoming information. Alan Bell - Subscribe by email added to site so when things are happening people get alerts
 - b. Town mailings - Would need to budget for the expense
 - E. Code Enforcement
 - a. John Stronk - Is there a policy to enforce zoning violations in place? Reeder - Yes, adopted a code enforcement policy. Complaints have to be in writing for Selectboard to proceed to avoid being accused of picking on people. All complaints that have come before the board have been addressed and all but one has been resolved.

- b. Bressett -According to NHMA a board can bring a complaint to the selectboard. Would have to vote to do so and reflect in minutes. This would be done for larger issues or several of the same type of issue.

Zoning Board

- A. ADUs - Peter Remy - ADUs most common thing coming to Zoning Board and having Planning Board present to help walk through differences between ADU and apartment/multi family dwelling was helpful.
- B. Joint Hearings - Remy - Combining hearings is up to the board chairs and is not done to save money on postage or be more convenient for the applicant. It is reserved for times when a resident has experts coming to talk to both boards as more of a courtesy to them.

Conservation Commission

- A. Wetland permits do not have to go through the Conservation Commission but can help speed up the process if they do.
- B. Old Home Days - People most interested in identifying and making hiking and biking trails. The Commission will be talking about ways to do this as well as ways to gain river access. County has ideas, but to date no concrete future plan. Still working on since boat access would be most likely near where the old jail was.
- C. The Connecticut River Committee will be discussing licensing of Connecticut River Dams next meeting. License will be in effect for 50 years so we want to be sure everything that can be done to get it right is done.

- 4. Accounts Payable: Motion was made by John Snowdon, seconded by Bill McGahie to approve Manifests for: General Fund \$15,126.41 Fire Station \$279,463.91 Motion passed 3-0.

5. Old Business

- A. Safe Streets - Reeder - Have to have a policy to qualify for any money to do street projects so would recommend to have SWRP put one together while grant will pay for a policy. Motion made by Frank Reeder and seconded by John Snowdon to request Monadnock Alliance for Sustainable Transportation and South West Regional Planning Commission to assist in developing a complete streets policy for the Town of Westmoreland. Motion passed 3-0.
- B. Propane for Municipal Buildings - Harry Nelson requested quotes from 3 companies for the Fire Station, Town Hall, and Highway Garage. Ciardelli Fuel will provide 1000 gal tanks for and run a gas line to the buildings. Will provide a price of 1.89 per gal through June 30, 2024. Price .70 less than competitor. Selectmen agreed to contract propane for 3 municipal facilities with Ciardelli.
- C. Recreation Committee - Proposal for free bingo nights at the Town Hall with donated prizes and refreshments. (see attached). Reeder - NHMA attorney said as long as they follow guidelines for bingo without a license provided by NH Lottery Commission Bingo night is fine. Three choices outlined by NHLC 1. Prizes under \$2 value unlimited games per year. 2. Prizes over \$2 value 3 games per year. 3. Award raffle tickets for prizes that winners could enter raffle with no limit of games per year. Selectboard agreed as long as one of these is

chosen or the committee applies for a 501c3 so they can apply for a charitable license they can have bingo at the Town Hall.

D. Complaint Disclosure - Complaints are governmental records subject to disclosure. Town attorney advised releasing the name of the complainant be handled in a formal process. Name of the complainant will be requested in writing and the attorney will handle it. Complaint form should have wording added "This form may be subject to disclose due to right to know laws". Motion made by Frank Reeder and seconded by Bill McGahie to add complaint disclosure policy to zoning enforcement policy as follows: Request for the name of complainant must be made in writing. Written request to be processed through Town's attorney. Motion passed 3-0.

6. New Business

Signature Approval was given for the following:

Payroll 9/19/2023	Solar Exemption	Invoice Cloud \$17.20
Payroll Taxes 9/19/2023	General Journal #841	Adobe \$239.88
MS-1	- Court Restitution	Eversource \$136.97
Pistol Permits (2)	USPS \$531.30	Amazon \$59.98

- A. Zoning Violation - Campground on Aldrich Road with multiple sites for "glamping" advertised on VRBO and Airbnb. Not allowed in rural residential areas. Violation letter to be written per Westmoreland zoning enforcement policy.
- B. Motion made by Frank Reeder and seconded by John Snowdon to grant Cathy Watson permission to raise money for a Westmoreland sign to place on the road side of the electrical panel on the town common. Motion passed 3-0
- C. Dave Poklemba asked to use budget money for 3rd highway employee uniforms to purchase safety shirts with Town logo for full and part time employees. Board agreed money budgeted for highway uniforms should be used as the road agent sees fit for the highway department especially for safety purposes
- D. Upstairs clean out in Town Hall. Police uniforms, shotgun and radio as well as stage scenery, etc. that needs to be removed. Selectmen agreed miscellaneous items no longer useful to be disposed of, and to proper disposal of uniforms and police items. County Sheriff's department to be consulted. Any historical items to be given to the Westmoreland Historical Society.
- E. Snowdon - In light of mold issues at United Church and damp basement conditions at the Town Hall, selectmen agreed mold testing should be done at the Town Hall. Cost will need to be determined and presented to the town.
- F. Need for digital tax maps is imminent as the company that has handled hand drawn renditions no longer will be doing so. Requested prices from companies recommended by NHMA. Snowdon to contact SWRP for assistance and pricing as well.
- G. Motion made by Frank Reeder and seconded by John Snowdon to accept donation per RSA 31:19 for the Veteran's Memorial Fund in the amount of \$300. Motion passed 3-0

H. Motion made by Frank Reeder and seconded by Bill McGahie to accept Cemetery Trust Funds per RSA 31:19 in the amount of \$485. Motion passed 3-0

I. HB321 - requires public bodies to either develop a process to review withheld/sealed minutes or to follow a policy set by the State. Selectmen agree they would rather Town make a policy to review. Tabled for discussion for the next selectboard meeting.

7. Correspondence: None

8. The meeting was adjourned at 7:55pm

Respectfully submitted,

Jodi Scanlan

Town Administrator

NEXT MEETING WEDNESDAY OCTOBER 4, 2023 1:00PM

MINUTES ARE INITIALLY POSTED AS UNAPPROVED

SELECTMEN SIGNATURES DENOTE APPROVAL

BOARD OF SELECTMEN

Frank Reeder, Chairman

John Snowdon

William McGahie