

Westmoreland Planning Board Approved Minutes  
July 17, 2023

Present: Bruce Smith, Liana Capra, Alison Fissette, Tim Thompson, Larry Siegel, Lauren Bressett, John Snowdon, Selectmen, John Stronk, alternate. Excused: Kristen Riley. Guest: Bill McGahie.

Meeting called to order at 6:30 PM by Lauren Bressett. Bruce Smith moved the minutes be accepted as printed, seconded by Tim Thompson. Approved unanimously.

There were a number of items that came up over the past month that were referred to the Planning Board for interpretation. First item was re: 449 Camping trailers on lots. Regarding paragraph C, the board felt this means that parking a trailer is only allowed on a residential lot if not in an approved park. It may only be used as living quarters for up to 30 days. This is due to health concerns about septic disposal. The board feels it is advisable to develop a permitting process so that use can be monitored which means that enforcement would be a need. The application of this to recreational lots was discussed. The board will develop a separate ordinance relating to trailer use on recreational lots that should address other appropriate recreational uses as well.

The issue of septic loading was discussed. The advice of the NH Subsurface Systems was that gallons per day is the measure that should be used to determine if a system can handle the additional load of an accessory dwelling unit. While 150 gallons per day is used as a measure for bedrooms, 225 gpd is used for the addition of a one-bedroom apartment or ADU with additional calculations of 150 gpd for each additional bedroom. Ordinance 407.2 G was reviewed which clearly indicates that the adequacy of the septic system must be made by a licensed septic designer or engineer. This is important because the special exception goes with the property and doesn't just apply to the current applicant. This will be discussed at the land boards meeting.

The town administrator sent a letter regarding the need for a revised site plan for R 14-34. There was a related reference to a potential wetlands violation on a nearby property on Rt 12. The owner was told that what was being done was not allowed and he agreed to address his runoff issue in a different way. Wetlands is an issue that needs to be referred to NH Department of Environmental Services and not the planning board. The town should refer folks to the DES reference [NH Homeowner's Guide to Stormwater Management](#) that is very informative.

Adams Farm Uncompleted Subdivision – counsel advised that RSA 674:39 limits the length of time to 5 years however the Planning Board should do a formal revocation of the uncompleted portion that is now over 2 decades old. The process was discussed; the town counsel will be consulted for the proper process. The board shall devise a method for monitoring future subdivision and site plans for completion and as a housekeeping measure, revoke any that exceed 5 years.

NH RSA 674:41 regarding required frontage for development was discussed. This relates to both the Adams Farm Subdivision as well as a Reynolds Road application. In a related matter, discussion ensued about driveway construction on land of one owner

but over multiple lots and whether merging of lots would need to be a condition. Town counsel advice will be sought.

Related to this, ordinance 402 refers to land development but the definition of development is not found under terms. It is defined under 452: "Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operation. John Snowdon moved, Liana Capra seconded that all the definitions under 452 also be included under 104 Terms to make the ordinance manual more user friendly. As this is an organizational change and not an ordinance change, it can be done without ballot vote. The motion passed unanimously. It was also discussed about whether portable or temporary structures as defined under 104 should be allowed for agricultural use on lots where development is otherwise prohibited. It needs to be clarified whether this would be a violation of RSA 674:41. Is there a state exception for agricultural structures?

The board discussed wind power ordinances. Liana Capra moved, Bruce Smith seconded that the board recommend adopting the NH OEP model ordinance for small wind energy systems. Motion passed unanimously. Tim Thompson moved, Bruce Smith seconded that wind power installation be limited to small systems. Larry Siegel wanted to clarify that this was for the time being, that additional systems and where in town these may be appropriate be considered in the future, once the Master Plan committee gathers views on this topic. The board agreed this was the intent. The motion passed unanimously. Antrim, Groton, and Hillsborough have ordinances related to midsize systems, if these are desired to be added at a later time.

Bruce Smith brought up that our ordinance book indicates which years changes were made to ordinances but not referencing what these changes were. He suggested that an appendix be developed that refers to specific ordinances that had changes made for each year. The board felt this was a good idea. Alison Fissette mentioned that she thought town administrators had started this process. Bruce will check with the town administrator and offered to help with this process.

Liana Capra moved, John Snowdon seconded, that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 8:10 PM.

Lauren Bressett  
Recorder