

Westmoreland Planning Board Minutes
12/19/23

Attending: Lauren Bressett, John Snowdon, Alison Fissette, Liana Capra, Larry Siegel, Bruce Smith, Kristen Riley. Excused: Tim Thompson. Kristen seated for Tim.

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

Review of Minutes from 12/8/22:

Alison moved to accept minutes as is. Liana seconded that motion. All voted in favor. John Snowdon abstained.

Hearings:

Minor Subdivision for Lorraine Ide R14-56

The board began the review of the application for minor subdivision on R14-56 began at 6:31 pm.

Lauren Bressett Lot 1 & 2 needs to be changed to match the town's tax map lot number., Lot 1 R14-56 & Lot 2 R14-56a Alison Fissette pointed out that the cemetery access is not on the plan. Lauren Bressett noted that only a permit for the new driveway was submitted. The plat should clearly indicated access for both lots.

Bruce Smith , made a motion to accept the application as complete, reserving the right to ask for additions or changes including location of permanent markers, the driveways and cemetery access and the labeling in accordance with tax map. seconded by John Snowdon, All voted in favor.

Lorraine Ide spoke of her plan. She plans to subdivide her 59 acres and sell 12 acres to Jeff Matthews. Heather Booth, abutter asked if Lorraine planned to build on the subdivision and she said she would not be. Heather Booth expressed concerns of a larger development, which is not the case. Elizabeth McCann, member of the public asked if there are wetlands on the property. She wanted to confirm a house would not be built in the wetlands. Lauren Bressett confirmed that wetlands were clearly marked and space for septic and buildings outside those areas was available. Lauren asked why there are two separate lines for building and septic wetlands setbacks, as they should be in the same place since they are both labeled as 100' setbacks. Jeff speculated that it was because it was on a slope. Alison Fissette said that there is not a contiguous line for the setbacks, it is only located in one corner. All setbacks should be on the map.

Lauren closed the public hearing for board discussion at 6:48 pm.

Zoning requirements are not stated correctly for commercial/residential. It is residential. It does not require special exception.

List of conditions for approval:

Number the 2 page plat.

Permanent markers delineating the new boundary line.

Proper labeling of the two lots to meet the town's tax map format.

Mark the cemetery right of way.

Mark setback lines for the entire property.

Label "Note 5" on map, marking the public service right of way.

All residential uses by special exception.

Indicate driveway location.

Correct the building wetland setback note to read 75'.

John Snowdon moved to approve the subdivision once all of the conditions were met. Bruce seconded the motion. All voted in favor.

Site Plan Review for All purpose storage R14-46

The hearing for site plan review of R14-46 opened at 6:55 pm. Bruce Smith recused himself from the hearing.

Alison mentioned she did not find listed easements, deed restrictions, and covenants. Alison also wanted confirmation that all wetlands are accounted for, per USGS, USDA and the town's resources. Alison didn't notice the height of the proposed buildings listed. She also noticed a building being marked as a daycare building(not current), but the application requires existing use of buildings to be labeled. Lastly, Alison Fissette noted that the parking is not labeled on the map. John Snowdon also questioned how, from this map, the board can know if there is easy access for emergency vehicles, as it is not labeled.

Liana Capra had trouble finding the wells and Lauren Bressett couldn't locate the septic systems Easily.

Alison made a motion to accept the application as complete, reserving the right to ask for additional information and/or details,John Snowdon seconded the motion. All voted in favor.

John Noonan, of Fieldstone Land Consultants presented on behalf of All Purpose Storage Westmoreland, LLC. He addressed some of the questions the board had. First, he explained that the land surveyor referenced USDA, USGS, and the town when indicating wetlands.

Lauren Bressett asked if any of the additions would take away from pre existing parking. John Noonan confirmed they would not. Lauren Bressett asked where all of the parking is labeled on the map. John Noonan said only the new parking is labeled. Lauren Bressett mentioned that with new buildings, there could be an increase in employees, thus creating a need for more parking. Lauren asked for John Noonan to point out the snow storage locations. He pointed to both sides of the new building. Additionally, Lauren Bressett asked if hazardous waste would be stored in the building. John Noonan said it would not be.

John Snowdon brought up septic systems. The board needs to be ensured that the buildings' septic systems can handle the load.

Richard Randall, member of the public, asked about the new storage building. He is concerned about the water flow, which enters down to the new proposed building. The location of the proposed building is currently used for drainage. He asked about their plan to protect the building he is a tenant in. John Noonan said they can add a catch basin to alleviate problems for the tenants. They will also have a rain garden to retain water. John Noonan will revise the drainage plan on the site plan.

Richard Randall mentioned that several times a month, there is a live auction. Diane Cyr said live auctions will no longer happen.

Add a parking count.

Richard Randall asked if parking would continue to be parallel, as it would block traffic for other tenants in other buildings. John Noonan confirmed they would continue to be parallel.

The hearing for public comment closed at 7:59 pm.

Alison is concerned about the wetlands and the leach fields. With current flooding, she expressed concern that it might be pushing it by adding new buildings. Liana asked about the distance of the rain garden from the building. John said it is 30 feet. The rain garden will be 2 feet deep. The retaining wall behind the building will direct water flow to the rain garden, the rest will be directed out front, where vegetation exists.

John Snowdon would like to see a revised and accepted septic plan of the existing buildings that will be increased in size.

List of conditions for approval:

Update building uses

Number buildings on the map

Label amount of parking spaces at each building

Revise sign plan

State septic approval for revised systems and new system

Septic review for the systems having additional square footage added to the buildings

Revised drainage plan for existing area

John Snowdon moves to accept the plan contingent on the criteria outlined for changes and or additions to. Larry Siegel seconded the motion. All voted in favor.

Larry Siegel made a motion to adjourn the meeting at 8:37 pm. John Snowdon seconded that motion. All voted in favor.

Recorded by Kristen Riley.