

Westmoreland Planning Board
Minutes
March 2, 2026

Members Present: Lauren Bressett (Chair), Bruce Smith (Vice Chair), Mark Terry (Selectman), Tim Thompson, Liana Capra, Alison Fissette, John Stronk (Alternate, seated) Excused: Lisa Prince & Larry Siegel Recused: Kristen Riley

The meeting was called to order at 6:00 p.m. by Chair Lauren Bressett. The chair noted that John Stronk was to be seated for Kristen Riley, recused

Approval of Minutes - A motion was made by Tim Thompson, seconded by Bruce Smith, to approve the minutes of February 2, 2026, as printed. Motion passed 7-0.

Site Plan Application Review

Applicant: Hampton Fish Co, Inc. Property Location: 1054 River Road, Map: R1-7, Zoning: Rural Residential . The application was received and notices sent.

The board reviewed the application and discussed the following

- Waiver of question #9 on the checklist - Location of perc tests, test results, and 4,000 sqft septic area: location of 75-ft well radius on property. The Planning Board agreed that as both lots will have more than 5 acres after subdivision these do not need to be addressed until a building permit is applied for.
- Conditions for construction of driveway are subsequent conditions subject to approval of driveway by Road Agent.

A motion was made by Alison Fissette, seconded by Bruce Smith to accept the application as complete, reserving the right to ask for additional information. Motion passed 7-0.

Lauren Bressett opened the public hearing. Frank Riley said that if approved, Hampton Fish Co. Inc. intent is to give the resulting lot R1 7-1 to owner's daughter, Kristen Riley and her husband Frank Riley for them to build a house on. The driveway will serve as access to both lots.

Lauren Bressett noted that the Road Agent stated that he did approve the driveway location subject to the trees being cut and the banks cut back for visibility and that the entrance should be flat before climbing to avoid road runoff. In addition, blind driveway signs should be put up.

A motion was made by Alison Fissette, seconded by Mark Terry, to to accept the application and to approve the subdivision, with subsequent conditions related to the driveway being constructed according to Road Agent directions and approved by the Road Agent. Motion passed 7-0.

Findings of Facts:

The subdivision is in rural residential and forestry residential. With 40 acres and 1800' frontage, the parcel exceeds the required acreage and frontage for these zones. While frontage is steep, the location for the driveway access was approved by the Road Agent with conditions. This access can and will serve both parcels.

Other Business

Shipping Containers:

There was extended discussion regarding shipping containers, including their use, placement, visual impact, and possible regulation. Issues were raised about containers being visible from roads and in residential areas, and whether this meshes with the desire of the town as expressed in the master plan survey to maintain the rural character. There was also concern about use as advertising, as storage, or dwellings. The Board debated whether shipping containers should be considered structures or have their own ordinance category. Discussion included possible exceptions for farms, commercial and industrial uses, and temporary uses (e.g., during moving or construction).

The Board recognized the need for clear language, possible size or quantity limits, and screening requirements. Members will research language from other towns and consult with the Master Planning Committee before drafting any ordinance.

Development Constraints Map Draft:

There are Conservation Land discrepancies: There is confusion regarding property lot status due to outdated or conflicting tax maps and conservation records. Concerns were raised that publicly owned land is being incorrectly labeled as "conservation" on maps, which could mislead planning decisions. The Board discussed the difficulty of aligning surveyed acreage with tax maps and the need for accurate records, especially for planning and development constraints. Members were encouraged to review maps, note errors, and bring questions to future meetings.

Class VI Road / Buildable Lot Concerns:

Concern was expressed regarding lots on Class VI roads being advertised or sold as buildable despite town ordinances requiring Class V or better frontage. The Board discussed the interplay between state and local ordinances and confirmed that local regulations may require Class V frontage. To build on a Class VI road in Westmoreland, a property owner would need to upgrade the road to Class V standards or obtain a variance. If a variance is granted, the deed must include disclaimers regarding the lack of town maintenance and emergency service obligations on such roads. The Board acknowledged that future legal challenges may further clarify state rules.

The Board discussed development strategies, including potential impact fees for large projects

Master Plan:

The board will be meeting with the Master Plan committee on March 17. There was a desire for the MP committee to have additional community engagement, forums, and education to ensure residents understand planning and development options. For example, do residents understand what is meant by cottage court or clustered conservation development and would that be a more desirable format to address housing needs without large-scale development. This could be part of the discussion at the forum on April 11.

At 7:01 p.m., a motion was made by Bruce Smith, seconded by Liana Capra, to adjourn the meeting. The motion passed unanimously.

Meeting recorded by: Jodi Scanlan

Town of Westmoreland
Planning Board
780 Route 63, PO Box 55
Westmoreland, NH 03467

Planning Board Members Present Lauren Bressett (Chair), Bruce Smith (Vice Chair), Mark Terry (Selectman), Tim Thompson, Liana Capra, Alison Fissette, John Stronk (Alternate, seated)
Excused: Lisa Prince & Larry Siegel Recused: Kristen Riley

Written Findings

The property is located at 1054 River Road within the Rural Residential and Forestry Residential districts. The parcel contains approximately 40 acres with 1,800 feet of frontage, exceeding the minimum lot size and frontage requirements for these districts.

The Board granted a waiver of Checklist Question #9 (perc test locations, test results, 4,000 sq. ft. septic area, and 75-foot well radius), determining that because both resulting lots will exceed five acres, these items may be addressed at the time of building permit application.

The proposed driveway location was reviewed and approved by the Road Agent with conditions. Although the frontage is steep, the approved access is adequate to serve both resulting parcels. Any additional driveway conditions shall remain subject to Road Agent approval.

Notice of Decision

On March 2, 2026, following acceptance of the complete application, the Planning Board voted to APPROVE the subdivision application submitted by Hampton Fish Co., Inc. for the property located at 1054 River Road, Westmoreland, NH, Map R1-7 with the following condition subsequent:

- The driveway will have banks cut back for visibility, a level apron where it joins the road, and posting of blind driveway signs.
- Final driveway construction and any associated conditions shall be approved by the Road Agent.

The subdivision is considered approved upon signature by the Planning Board Chairperson and Planning Board Clerk. Copies will be distributed to the property owner. The Mylar shall be provided by Hampton Fish Co. Inc., to be signed, and submitted to the Cheshire County Registry of Deeds by the Planning Board.

Jodi Scanlan
Planning Board Clerk
Town of Westmoreland