

Westmoreland Planning Board  
June 2, 2025  
Approved Minutes

Attending: Bruce Smith (acting chair), Alison Fissette, Tim Thompson, Liana Capra, John Stronk (seated for Lauren, alt.), Lisa Prince (alt.), Mark Terry (selectman rep.)  
Excused: Lauren Bressett (chair), Larry Siegal (alt.)

Bruce Smith called the meeting to order at 6:00 pm.

Review of Minutes

4/17/25

Tim Thompson moved to accept minutes from 4/17. John seconded that motion. All voted in favor.

5/5/25

Alison Fissette made a motion to approve the minutes from 5/5. Liana Capra seconded that motion. All voted in favor.

5/13/25

Alison made a motion to approve the minutes from the joint meeting. Liana Capra seconded that motion. All voted in favor.

Hearings:

Daniel Lang: R15-11

Daniel Lang submitted an application for a subdivision between 2 lots. Alison Fissette noted that the lot is actually in current use, but the applicant marked that it is not. Bruce said that it will stay in current use until the second lot is approved.

Liana Capra noted that the driveways were not shown. Kristen Riley pointed out that there was one for one of the existing houses.

On item number 14, Alison Fissette noted that they marked that the copy of deed restrictions was included, but the board does not have that copy. Daniel later clarified that this was of error, and there are no deed restrictions or conservation easements.

Alison Fissette made a motion to accept the application as complete, with the right to ask questions as needed. Tim Thompson seconded that motion. All voted in favor.

Daniel Lang was invited to speak to the board. He said that they have 16 acres on Makinen Road. They are looking to subdivide in half and upgrade a class VI road to class V road. This would give them 525 feet of frontage, where they need 300 feet of frontage to build a house on their newly subdivided property. Mark Terry notified the board that Dave Poklemba met with the Langs earlier in the day. At that point, the road agent will approve or deny the road. They will be moving the road over 4 feet, so it goes around the transformer.

Alison Fissette asked if he has any driveway permits. He has one for the existing house and the other will be approved after the subdivision.

Alison Fissette made a motion to approve the minor subdivision with the following conditions:

1. Copy of 2 driveway permits
2. Pending approval from the selectman of a class 6 to a class 5 road

John Stronk seconded that motion. All voted in favor.

Findings of Fact:

- It meets our zoning requirements.
- It is allowed in MDR. Reference Table 504 of zoning ordinances.

Matthew Lilly: U2-7

The board read through the checklist to determine if the application was complete enough to continue.

A. General

1. Tim Thompson noted there is no signature block. Liana Capra noted that there is no phone number.

C. Property Boundaries

4. Alison Fissette highlighted that they checked yes on deed restrictions, but none have been provided.

I. Landscaping, Signs, Lighting

Alison noted that she will ask questions about the signs.

K. Other

Alison Fissette said she would like clarification on the licenses needed.

Alison Fissette made a motion to accept the application complete enough to move forward, reserving the right to ask questions as needed. Liana Capra seconded that motion. All voted in favor.

Matthew Lilly spoke of his plans. Matthew says they want to create a general store with a full deli, ice cream and coffee. Jingles and Monadnock Flooring will remain in the location as well. The zoning board approved them to operate during the hours of 7:00 am to 9:30 pm.

Alison Fissette confirmed that they do not have deed restrictions, as they marked otherwise on their checklist. They said that was in error and they do not have deed restrictions.

Alison Fissette suggested that the "proposed sign" be removed from the site plan.

Jan Muchmore spoke in support of the general store. She said it will be great for the town. There is nothing like that in the area.

Liana Capra made a motion to approve the site plan with following conditions:

1. Add signature block to the site plan.
2. Add a phone number to the site plan.
3. Remove the "proposed signage" from the site plan.
4. Operation hours will be 7 days a week, between the hours of 7:00 am and 9:30 pm.
5. All copies of licenses and permits will be provided.

Conditions need to be met within 30 days of approval.

Kristen Riley seconded that motion. All voted in favor.

Findings of Fact

- Their footprint is changing minimally. If anything it is shrinking.
- There is adequate parking for all of their businesses to operate congruently. It meets our zoning ordinances.
- It is allowed in commercial industrial.

Review of Running List of Pending Applications

R14-34

Bruce Smith said that the Larkins recently had a zoning board hearing, which has been continued. The Larkins are having the grounds surveyed to see how much of the lot is currently covered.

R14-57

Kristen Riley read the notice of decision for Mark Florenz. The deadline for him to meet his conditions is 6/17. Mark Terry informed the board that currently Mark Florenz is working on evicting a tenant, but it has gone to court and is beyond his control.

Kristen Riley made a motion to notify Mark Florenz that the board has moved his deadline to 7/7. Alison Fissette seconded that motion. All voted in favor.

Alison Fissette made a motion to adjourn the meeting. Liana Capra seconded that motion. All voted in favor. The meeting adjourned at 7:30 pm. Recorded by Kristen Riley. Approved.