

Minutes of the Westmoreland Selectmen's Meeting

Thursday, November 19, 2024

BOARD MEMBERS PRESENT: John Snowdon, Bill McGahie and Mark Terry

1. The meeting was called to order at 6:00 pm by John Snowdon.
2. Approval of Minutes: November 7, 2024 & November 12, 2024. Motion was made by John Snowdon, seconded by Bill McGahie to accept the minutes as printed. Motion passed 3-0.
3. Accounts Payable: Motion was made by Mark Terry, seconded by Bill McGahie to approve Manifests for: General Fund \$13,919.06 Motion passed 3-0.
4. Guests:
 - A. Recycling Committee
 - Rachel Bartlett - The Recycling Committee recommends instituting a Pay as You Throw (PAYT) waste management system to be implemented at the Recycling Center as the first step of a 3-step plan to make the Recycling Center more self-sufficient and potentially profitable.
 - In January Selectboard tasked the committee to research: cost per bag, where bags were to be sold, and the projected effect on budget purchasing bags versus stickers would potentially have.
 - Cost per case \$89.60 which contains 200 - 35"x36"bags. 10 rolls of 20 (45 ¢ per bag)
 - Potential distributors - Not yet determined other than: J&J Discount
 - Roll of bags sold for \$40 (sold by the roll @ \$2 each)
 - McGahie - increase yearly revenue to offset cost by approximately \$27,000
 - Delivered on 48:x40"x3 pallet - delivery and storage location to be determined
 - 128 cases initial purchase \$11,468.80 to be included in warrant article
 - Terry - suggested Ben Hoy present to Town in March and committee have informational sessions leading up to the March Town Meeting.
 - Scott Talbot - when would it start if passed - McGahie - after current stickers expire in May
 - Sticker still would be required to keep use only for residents, but would be free
 - Selectmen in favor of presenting to the Town in a warrant article. Need a complete plan before recommended to do so. Continued to next meeting
 - B. Pioneer School - Karina Pimental, Principal
 - Want to build a new playground, but the current lot is small and narrow. Proposing to acquire 30' approx 30' to the left of the building facing the road and behind the building to about 12' before the basketball court.
 - Playground would be available for Town use
 - School's septic system is currently on Town land and with this property line change it would be on the school's land.
 - Talbot - Would the playground be on the leechfield and have children playing on it? Would need to check to see if that will be a problem if so.
 - TJ Kelly - School will need to check with insurance to see if Town use is covered.
 - Snowdon - would need in writing

- Property was given to the Town and the deed has been sent to Town Council to review to be sure Town can sell or give the property to the school. Per Council's advice Selectmen will require a survey with lot line adjustments shown before proceeding with any change.
- Susie Harris - Recreation Committee does not have a problem with the proposal as long as the Town can use the playground.

C. Peter Heins - Camper Violation 75 Route 63

- Laurie Burt, Land Use Administrator noticed water lines being installed underground for a camper that appears to have occupants living in it.
- Snowdon - it unlawful to park an occupied recreation vehicle on any public or private property for more than thirty (30) days in any 12-month period per Town Ordinance Section 449
- Heins - Camper is temporary while working on the house. Plan to stay in through the winter.
- Temporary Uses and Structures Temporary permits may be issued by the Land Use Administrator for a period not exceeding one year for non conforming uses incidental to construction projects, provided such permits are conditioned upon agreement by the owner to remove the structure or use upon expiration of the permit. Such permits may be renewed upon application for an additional period not exceeding one year. per Town Ordinance Section 416
- Snowdon - recommended Heins work with the Land Use Administrator to acquire permits needed for temporarily living in camper and construction.

D. Mark Florenz - Archway Farms 141 Hurricane Road

- Zoning Special Exception subject to Planning Board Site Plan review which can't be finalized due to violations.
- Snowdon - Planning Board met last night and all Selectboard members not yet informed of what was said.
- Florenz - requested septic records missing from property files from State of NH
- Permits not obtained when duplex was done will need to be done after the fact.
- Florenz said he talked to the renter at 141 who said they have 6 dogs but do not breed puppies. If additional information is found to back complaints Florenz will take further action with tenants. Talbot - Noise complaints are regarded as a nuisance which could involve the Health Officer if not resolved.
- Auto Repair Shop can only have 5 vehicles outside, and is not in compliance with the Special Exception given for business. Building at far right looks to be an unpermitted junkyard with additional vehicles.
- Laurie Burt to find out what is needed for the Planning Board to move forward with the Site Plan Review. Will also work with Larry Muchmore, Building Inspector and Scott Talbot, Health Officer if needed to help Florenz work towards compliance on property.
- Florenz is willing to do what is needed to reach the goal for Archway Farms to have animals on property in the spring.

5. Old Business

- A. Makinen Road - Per Town Council request, McGahie and Road Agent, Dave Poklemba measured 415' from end of Class V to where property owner placed driveway on Class VI

and an additional 228' Class VI Road disturbed beyond that totaling 643'. Owner sent a letter to cease work on and around Class VI road and informed of the driveway violation. The Road Agent determined the road is in as good or better condition and no further repairs needed to the Class VI section. State Forester will be examining neighboring property for trees taken without written permission. Town Council to determine further action.

- B. Cyber Incident Response Tabletop Exercise for Town Administrator, Town Clerk Tax Collector, Selectboard, Emergency Management, Trustees, Road Agent and Treasurer for February 25, 2024 which will be followed by Continuity of Operations Development with Primex.

6. New Business

Signature Approval was given for the following:

Recycling & Solid Waste Committee Appointment - Spencer Clason

Payroll 11/12/2024

USPS - \$11.16

General Journal Entries

Payroll Taxes 11/12/2024

Eversource \$373.75

#874 - Restitution

Home Depot \$442.39

- A. County Commissioners Meeting - Snowdon - asked Chris Coates if a meeting with County Commissioners was set up. Chris Coates replied that it will be good to bring up the River Road Bridge, but thinks it will be challenging to have the Commission agree to take on the bridge. Once the Town has weight limit recommendations from the State we will know more what it means for the operation of the bridge. Town does not have money to replace even at the 20% match and will be seeking the County's help.
- B. The Selectmen reviewed and approved a 2025 budget for the Recreation Committee. The Recreation Committee presented prices for redoing the Town's Tennis Courts currently in disrepair and erecting a new fence totalling approximately \$68,610. Susie Harris requested Selectmen support a warrant article to create a Capital Reserve for the Recreation Committee. Committee and volunteers plan to fundraise and seek grant opportunities to build funds which could allow for future replacement of courts. Selectmen to consider Capital Reserve Warrant Article.
- C. Selectmen reviewed and approved 2025 budgets for: Recycling Center, Zoning, Welfare, Tax Collector, Town Clerk, Old Home Days and Treasurer.
- D. Land Use Boards Meeting - Schedule for February 4, 2025 6pm

6. December 3rd Meeting Guest: NHDOT Bill Lambert, Safety Engineer

- 7. 8:56 pm Motion by John Snowdon, seconded by Mark Terry to adjourn meeting. Motion Passed 3-0. Meeting adjourned.

Respectfully submitted,
Jodi Scanlan
Town Administrator

NEXT REGULAR MEETING TUESDAY DECEMBER 3, 2024 1:00PM
MINUTES ARE INITIALLY POSTED AS UNAPPROVED
SELECTMEN SIGNATURES DENOTE APPROVAL

BOARD OF SELECTMEN

John Snowdon, Chairman

William McGahie

Mark Terry