

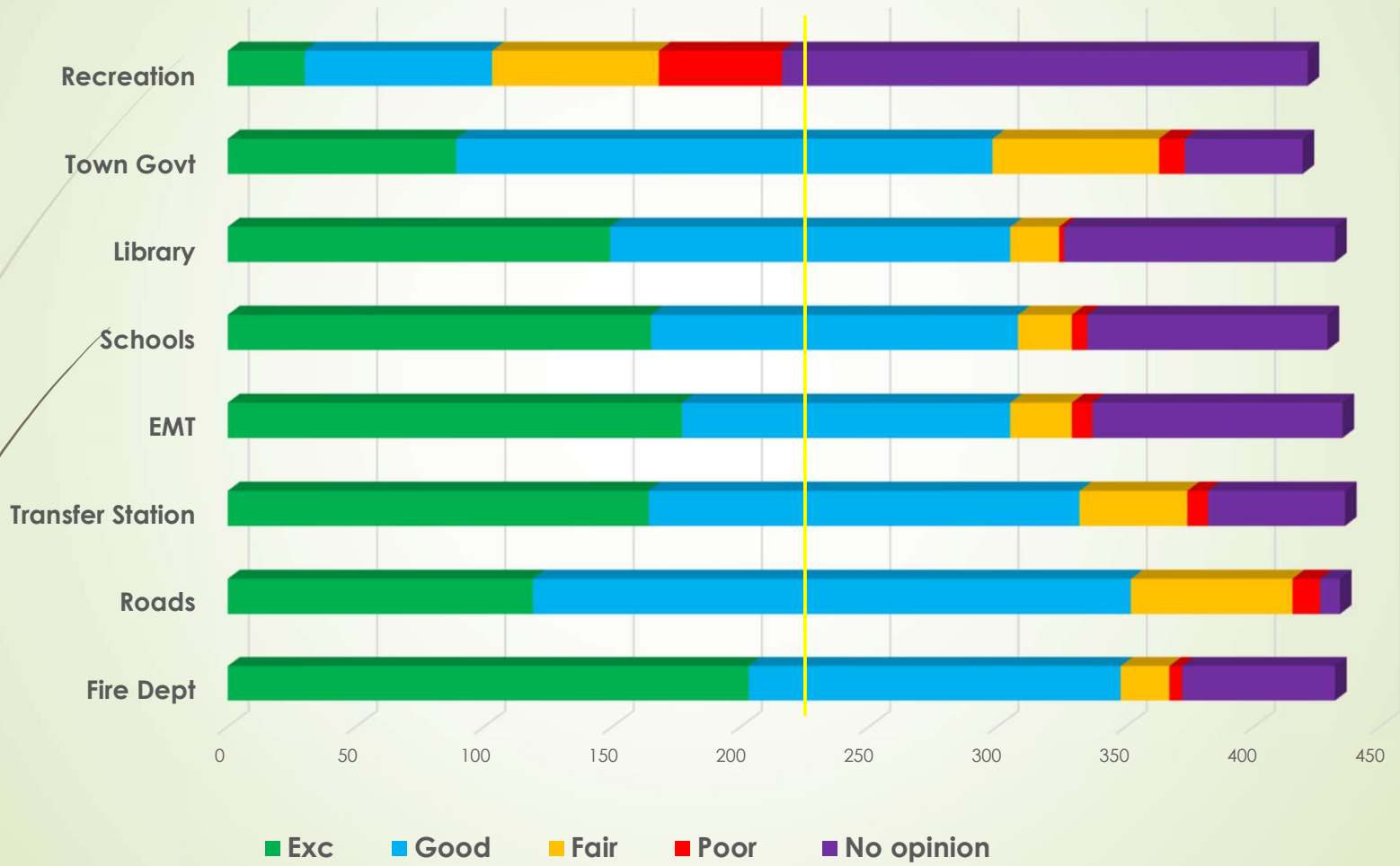


Westmoreland Master Plan

Town Forum

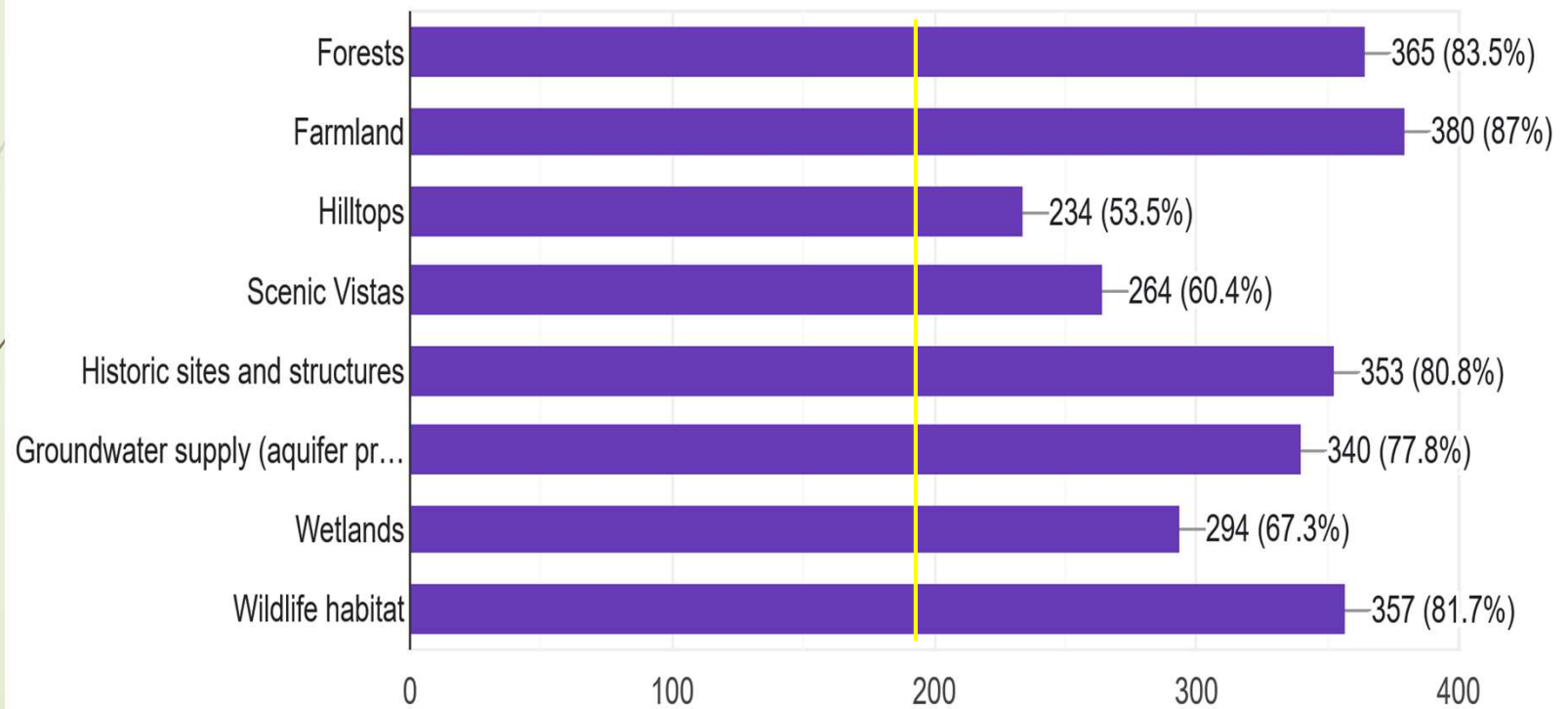
April 2026

Rating Town Performance



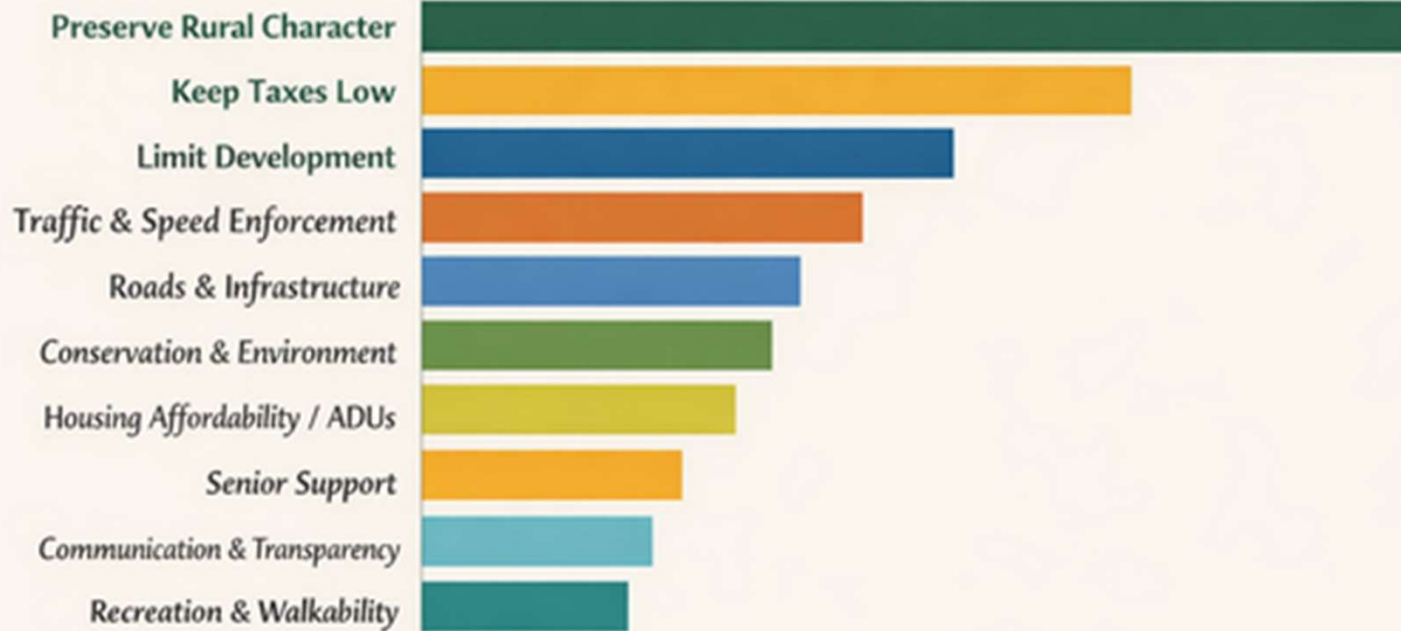
Which areas do you think are important for the town to protect and maintain.

437 responses



Most Common Responses to Other Issues to Consider

Insights from the Master Plan Survey



Rural identity is the strongest shared value.



Residents want taxes controlled & spending monitored.



Mixed views on housing: Growth vs. Preservation.

Development Constraints Map

FEMA Flood Hazard Zones

 1% Annual Chance Flood Hazard  Regulatory Floodway

Rivers and Streams


Type

 Perennial  Intermittent

Waterbodies and Wetlands

 Waterbodies  Swamps and Marshes

Bridges

 Bridges

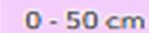
Roads

Legislative Classification

 Class I or II  Class V  Class VI  Private

Shallow to Bedrock

Under 50cm to Bedrock

 0 - 50 cm

Shallow to Water Table

Under 10cm to Water Table

 0 - 10 cm

Prime Farmland

 Prime Farmland

Shoreline Water Quality Protection Area



Conservation Land



Building Footprints



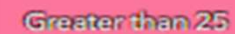
Parcels

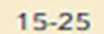


Cheshire Rail Trail



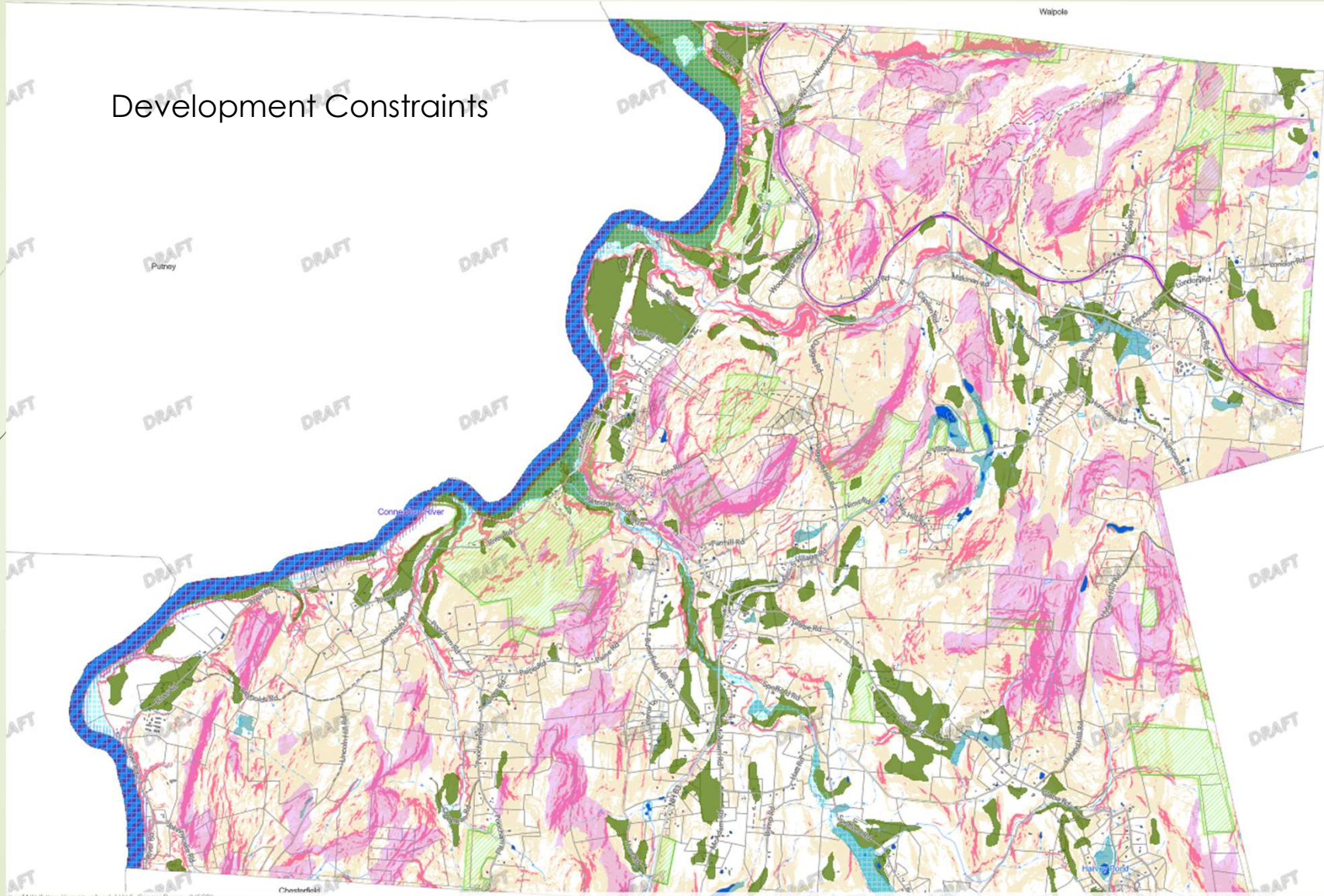
Percent Slope

 Greater than 25

 15-25

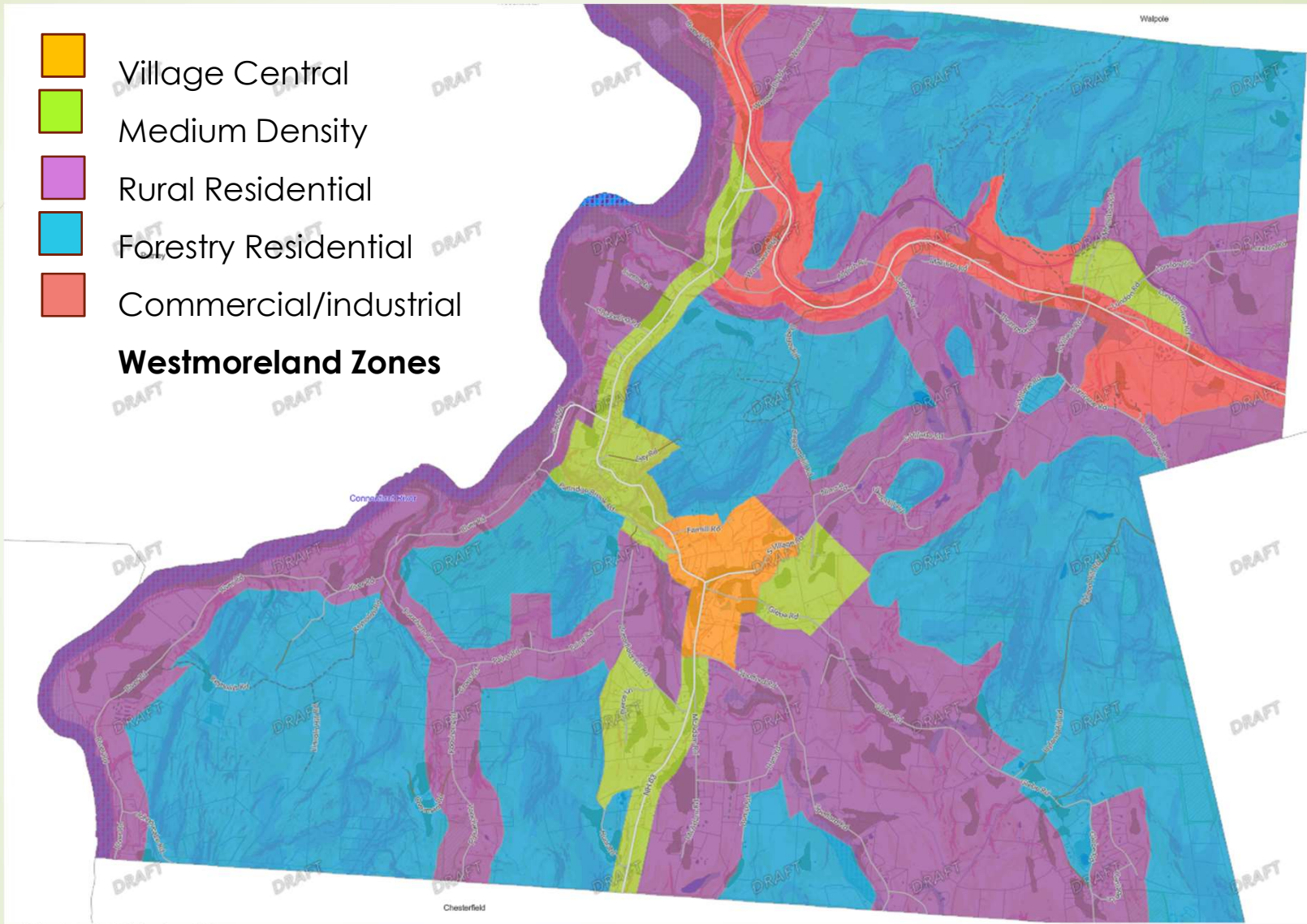
 0-15

Development Constraints



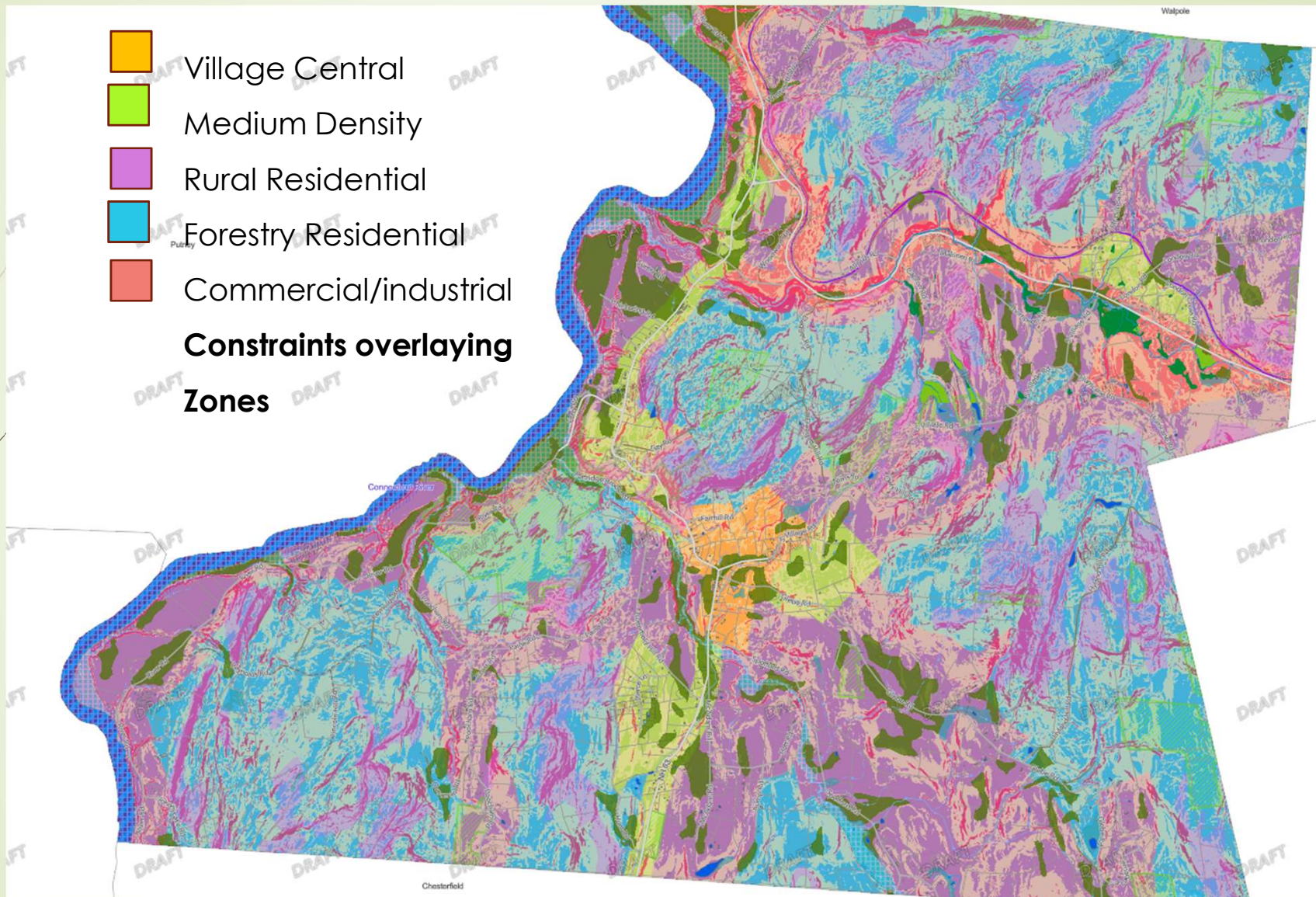
-  Village Central
-  Medium Density
-  Rural Residential
-  Forestry Residential
-  Commercial/industrial

Westmoreland Zones

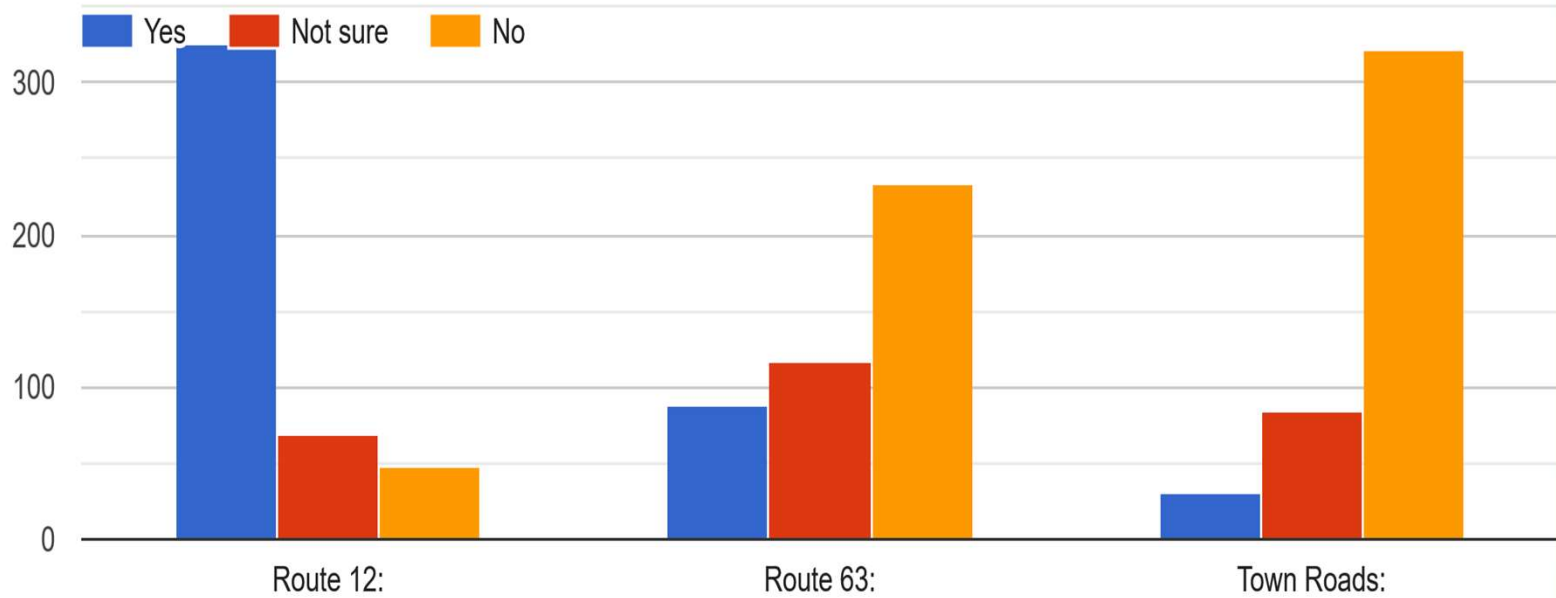


-  Village Central
-  Medium Density
-  Rural Residential
-  Forestry Residential
-  Commercial/industrial

**Constraints overlaying
Zones**



Should the town allow more commercial/business development along:





Economic Development

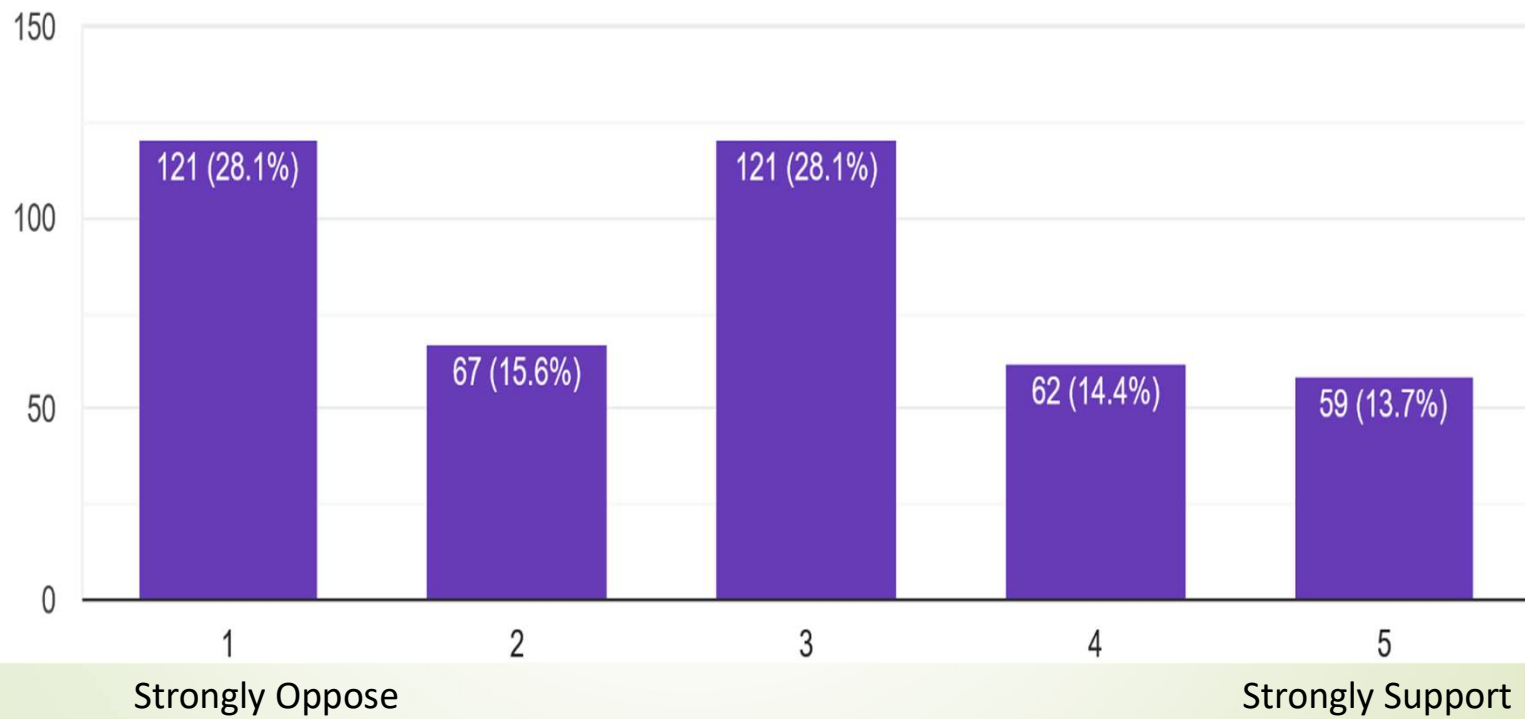
- ▶ Rt 12 is primary C/I Zone
 - ▶ Much of zone bound by brook or steep hillsides
- ▶ Should other areas in town be zoned C/I?
- ▶ If so, where?

- ▶ Would C/I along Rt 63 make sense if it was small business only?

- ▶ What would other options for economic development include?

What is your view on expanding housing options in Westmoreland?

430 responses



Tax Implications

- ▶ 10 homes x \$253k (100%) x \$25.96 (2025 w/county and NH Ed taxes) = \$65,678 increased revenue
 - ▶ a) 1% of total \$6.82M town and school budgets
 - ▶ b) 1.5% of total \$4.46M needed to cover town and school budgets
- ▶ 10 homes x \$164.45k (65% assessed value) = \$42,691 increased revenue
- ▶ 10 homes x \$375k (100% assessed value) x \$25.96 (2025 tax rate including county and NH Ed taxes) = \$97,350 increased revenue
 - ▶ a) 1.5% of total \$6.6M combined town and school budgets
 - ▶ b) 2% of total \$4.9M needed to cover town and school budgets
- ▶ 100 homes ~ 16 children NH 2014-24 Study

Cheshire County Housing

- Median **sale** price \$373,433, 247 sq ft March 26 Realtor.com
- Mean list price <1200 sq ft \$264,636
- Cost per sq ft 247-296 for 1100 sq ft Local contractors
- New construction (building only) \$270-\$320 per sq ft
- Affordable Housing, Mean Income Family of 4
 - \$107,000 income (100%) allows \$315,000 maximum purchase price
 - \$85,600 income (80%) allows \$252,000 maximum purchase price

Affordable homes in Cheshire County are generally 900 to 1,400 square feet with 2-3 bedrooms and 1-2 baths.



Important to Note

- ▶ Median age up from 46 to 56 since 2014
- ▶ Both state and federal government has put a priority on housing.
- ▶ State mandated regional housing assessment sets Westmoreland's fair share of new housing at 34 dwellings by 2030 and 18 rental units.
- ▶ State legislature has passed a number of laws reducing local control. More are in the pipeline.
- ▶ Various planning entities are noting that communities should **take control of your community's future before someone else does.**

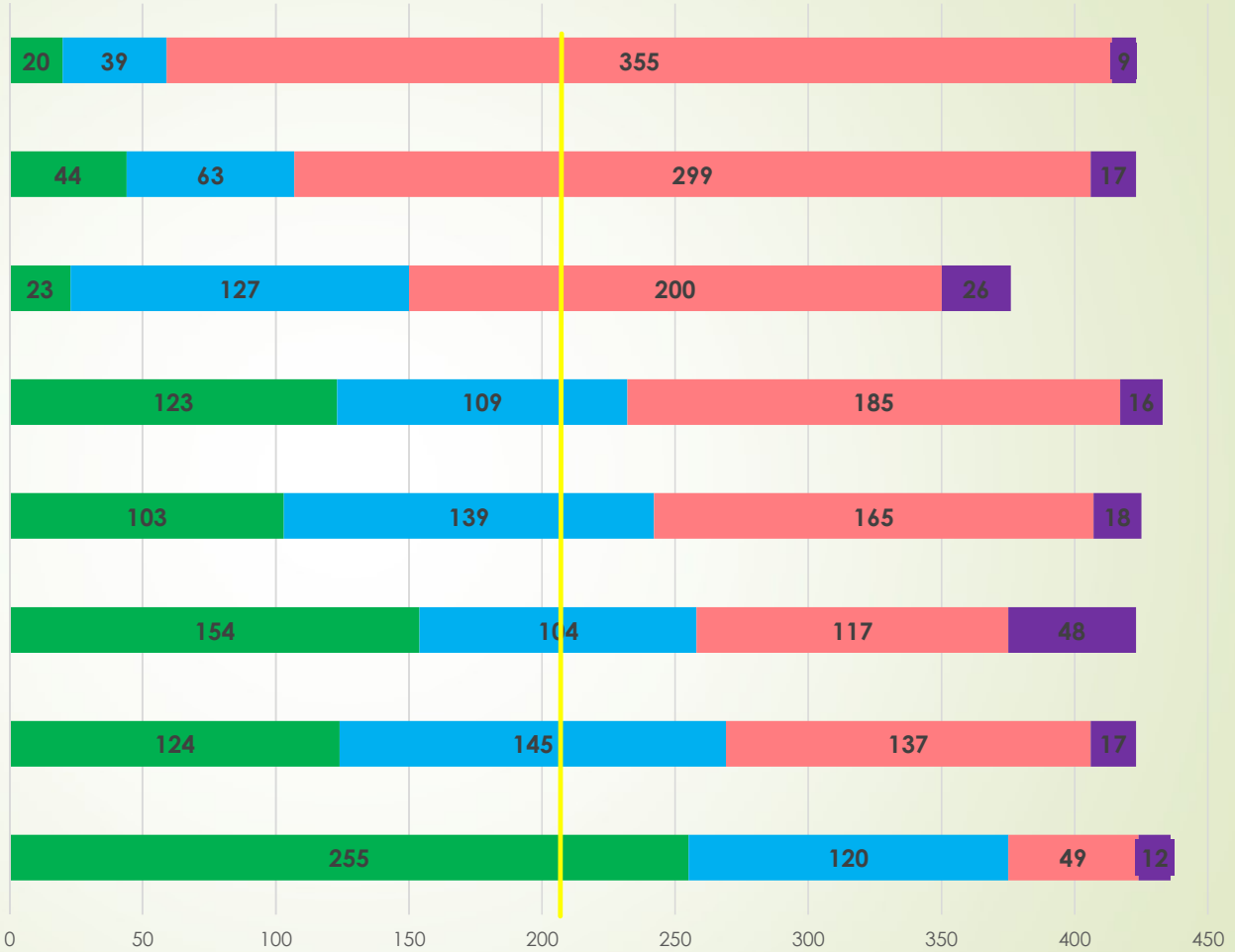


Class VI Road Development

- Many Class VI roads were reclassified due to geographic issues.
- 2025 legislative change revised the way use of Class VI roads is handled.
- Westmoreland Ordinance requires frontage on a Class 5 road which still applies even with the state law change.

What type of housing would you like to see in Westmoreland?

Apartment buildings



Townhouse/condos

Tiny homes

Conservation dev.

Two family

ADU

Senior housing

Single family

■ Yes ■ Maybe ■ No ■ No opinion

Westmoreland Master Plan Survey 2025



Accessory Dwelling Units vs Two Family

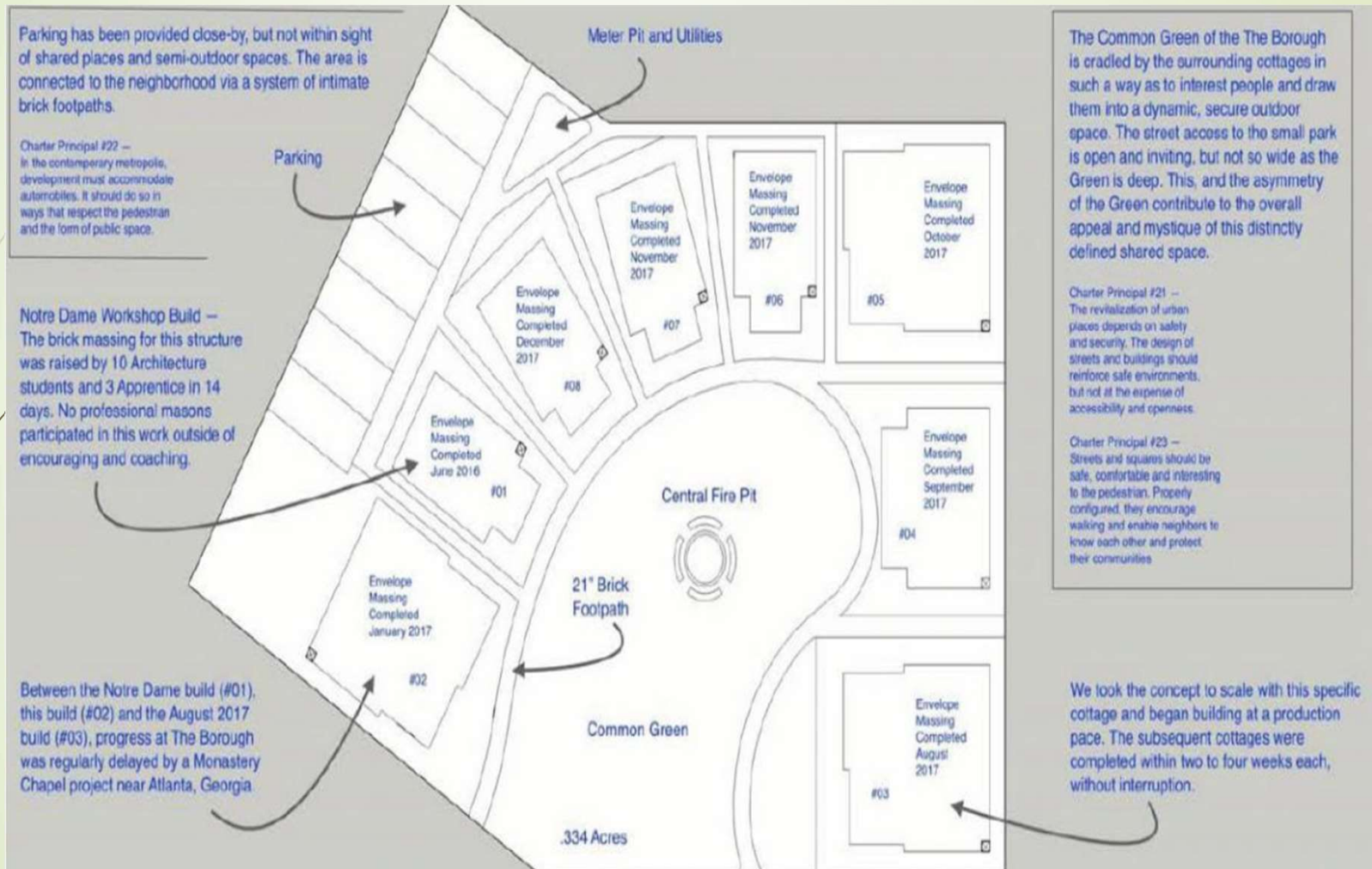
- **ADU's** are accessory to primary residence and 750 - 950 Sq Ft
- Intent is to provide needed affordable rentals
- Allowed by right if conditions met (septic, etc)
- **Two family** has no size limits beyond 600 sq ft minimum
- Allowed in VC if extra acre, MDR by special exception
- Should this be expanded?

Cottage Courts

Clusters of homes around a shared courtyard that creates mini neighborhoods.



Sample Cottage Court Layout



Parking has been provided close-by, but not within sight of shared places and semi-outdoor spaces. The area is connected to the neighborhood via a system of intimate brick footpaths.

Charter Principal #22 — In the contemporary metropolis, development must accommodate automobiles. It should do so in ways that respect the pedestrian and the form of public space.

Notre Dame Workshop Build — The brick massing for this structure was raised by 10 Architecture students and 3 Apprentices in 14 days. No professional masons participated in this work outside of encouraging and coaching.

Between the Notre Dame build (#01), this build (#02) and the August 2017 build (#03), progress at The Borough was regularly delayed by a Monastery Chapel project near Atlanta, Georgia.

The Common Green of the The Borough is cradled by the surrounding cottages in such a way as to interest people and draw them into a dynamic, secure outdoor space. The street access to the small park is open and inviting, but not so wide as the Green is deep. This, and the asymmetry of the Green contribute to the overall appeal and mystique of this distinctly defined shared space.

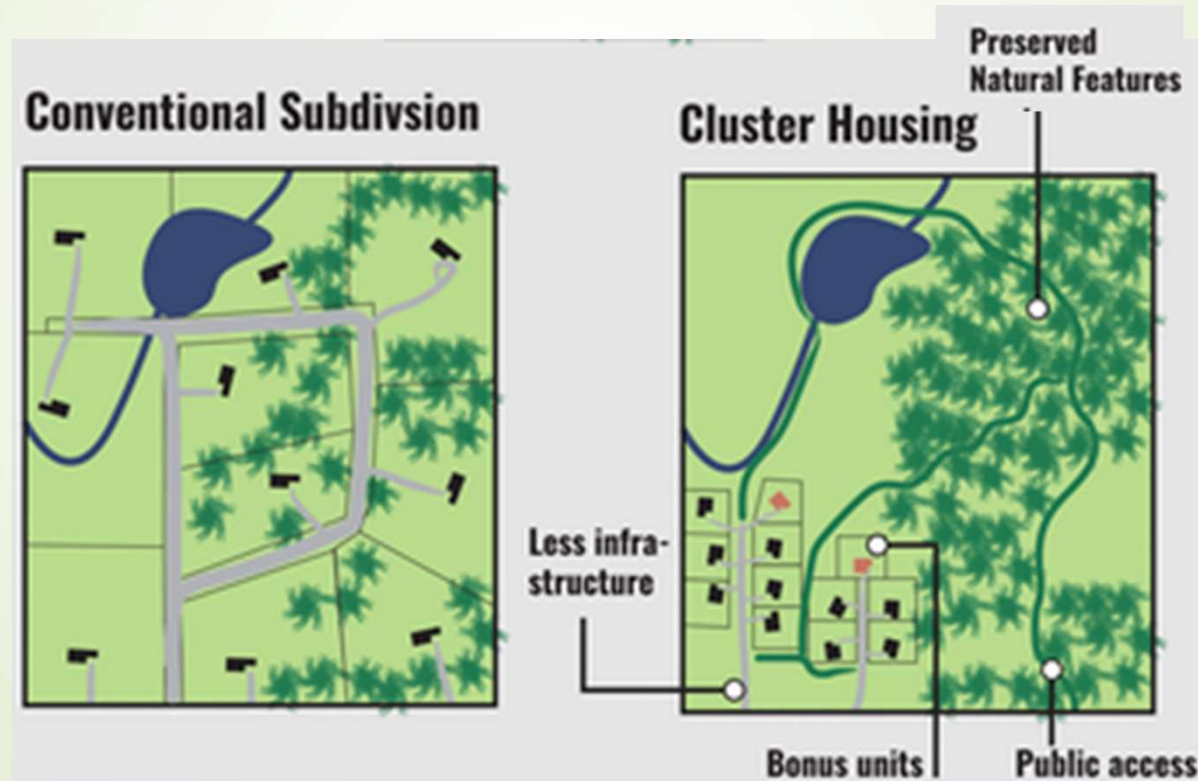
Charter Principal #21 — The revitalization of urban places depends on safety and security. The design of streets and buildings should reinforce safe environments, but not at the expense of accessibility and openness.

Charter Principal #23 — Streets and squares should be safe, comfortable and interesting to the pedestrian. Properly configured, they encourage walking and enable neighbors to know each other and protect their communities.

We took the concept to scale with this specific cottage and began building at a production pace. The subsequent cottages were completed within two to four weeks each, without interruption.

Cluster Housing with Conservation Easement

Cluster homes more densely on smaller section and permanently protect remainder of lot.

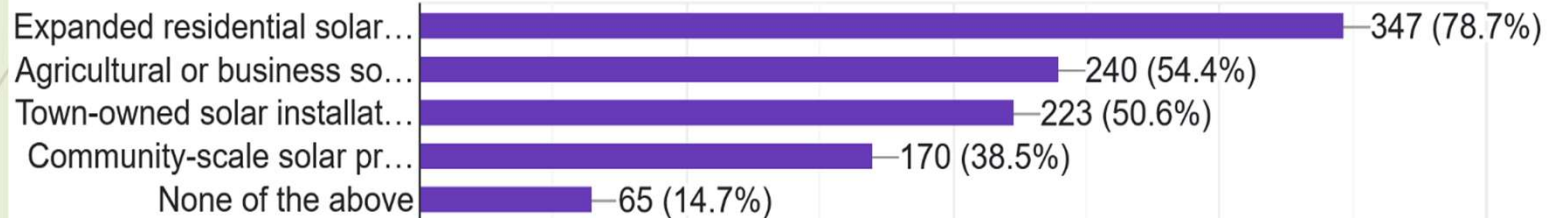




Alternative Energy

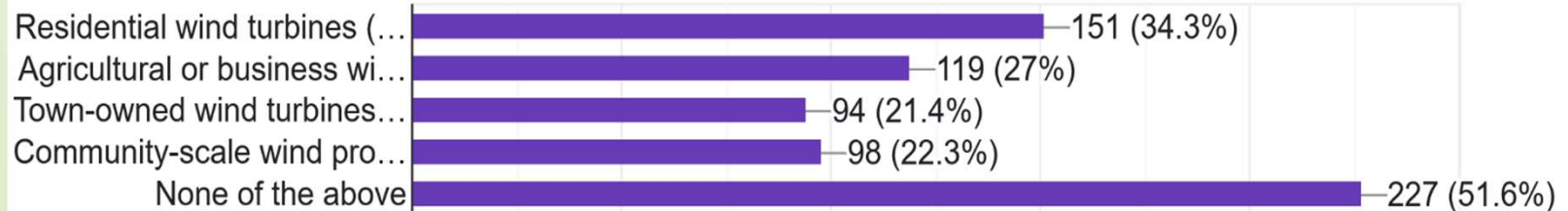
Which of the following solar energy options would you support Westmoreland adopting?

441 responses

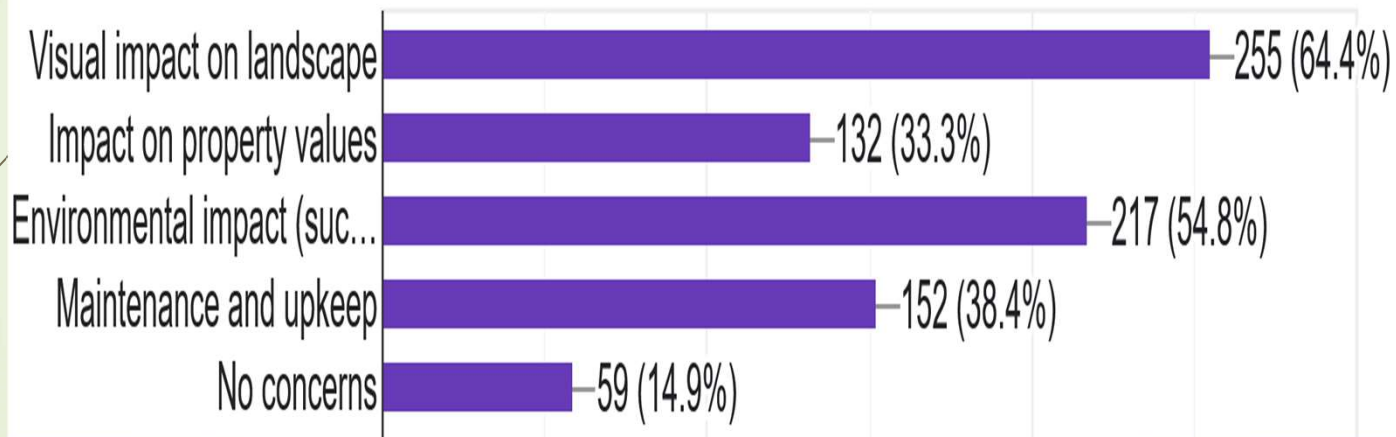


Which of the following wind energy options would you support Westmoreland adopting?

440 responses



What potential concerns do you have about increasing solar and/or wind power in town? 396 responses





Other concerns

Often times these are poorly made, costly and come with unexpected complications.
The costs to the town for maintenance and upkeep.

Wind turbines are not our favorite unless they are based together for the community.

I worry about private landowners having wind turbines.

We do fine with wood heat, we don't need town government to tell us our energy options.

There is no decent return on investment given the environmental impacts they both impose.

Use of open farm land, use of buildable/housable land

On your own property for your use I have no issues

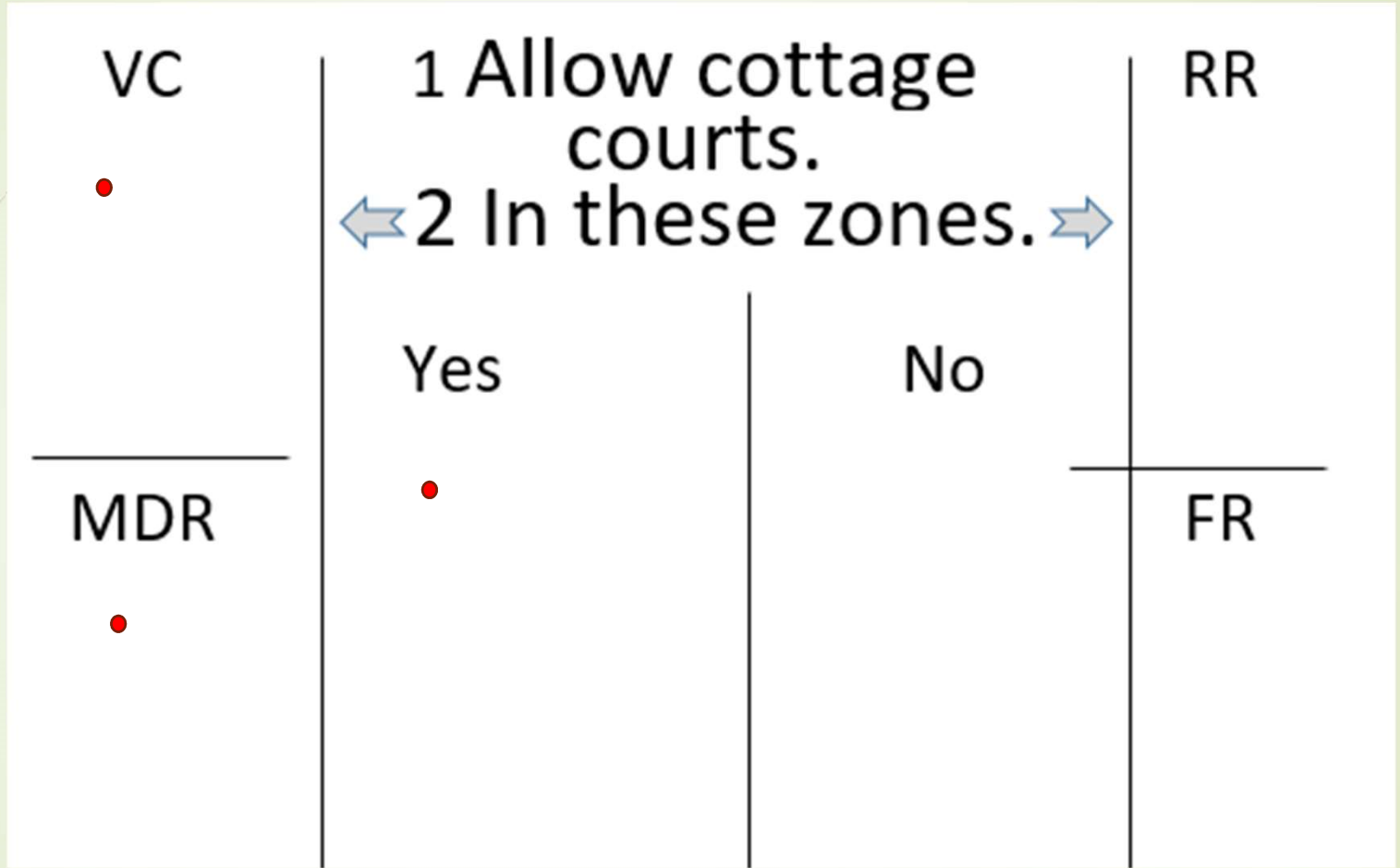
Considerations are different for the two types of power

Not sure, want to learn more

We don't want prime Ct river valley farmland covered by solar panels.

They say turbines are loud--they definitely kill birds. I like birds

Damaging environment getting turbines on ridge tops



First vote yes or no with a dot. If yes, then add dots in zones you feel it should be allowed.