

TOWN OF WESTMORELAND PLANNING BOARD
Minutes July 6, 2026

Planning Board Members Present: Lauren Bressett (Chair), Bruce Smith (Vice Chair), Liana Capra, Jim Church and Kristen Riley. Alternate: John Stronk. Absent: John Snowdon (Selectman) and Larry Siegel.

Chair Lauren Bressett called the meeting to order at 6:00 p.m. The chair noted that John Stronk was to be seated as a member

Approval of Minutes

Approval of Minutes - A motion was made by Liana Capra, seconded by Kristen Riley, to approve the minutes of June 1, 2026 as printed. Motion passed 5-0.

Review of Zoning Map and District Layout

The Planning Board reviewed the zoning district tables and corresponding zoning map to discuss permitted uses, special exceptions, and the overall layout of the zoning districts. Terms that require definitions were identified. This was a preliminary review and no final decisions were made.

The purpose and intent of each zoning district were reviewed.

- **Forest Residential** - intended to preserve predominantly forested, undeveloped land which allows low-density residential development and supports forestry, agriculture, and conservation.
- **Commercial Industrial** - primarily along the Route 12 corridor providing areas for commercial, industrial, and service-related uses.
- **Village Center** - preserves the historic village character of the town center which extends north to Far Hill Road and south to Spofford Road.
- **Medium Density Residential** - areas for residential growth primarily along the Route 63 corridor and portions of Route 12.
- **Rural Residential** - low-density residential development along existing roadways

Review of Zoning Tables

- Discussed revisions to clarify and provide consistency for both permitted uses and uses allowed by special exception in all the zoning tables.
- Members agreed to add an asterisk to one family dwelling in all zoning districts in the use table to clarify that Accessory Dwelling Units (ADUs) are permitted.
- Discussed revisions to the Medium Density Residential district description, including updating utility language, reorganizing the purpose statement, and considering how recent state housing legislation may affect frontage and minimum lot size requirements.
- Considered consolidating similar use categories and definitions and researching updated definitions for tourist homes and boarding houses to reflect modern short-term rentals.
- Began reviewing the practicality of existing frontage requirements for multi-family housing in the Medium Density or Rural Residential districts and considered alternative standards that would better support future development while maintaining the Town's rural character.

- The group discussed the classification of public utilities, noting that small "switch" buildings like the Fairpoint facility are less intrusive than cell towers and should be defined by scale.
- There was a suggestion to move public water and sewer definitions under the Village Center district, as that is the most logical location for future town-managed facilities.
- Will verify state law regarding agriculture and forestry and if our classifications meet state-level protections.

The Board will continue working through the draft at future meetings.

At 7:36 p.m., a motion to adjourn was made by Kristen Riley and seconded by Liana Capra. The motion passed unanimously.

Respectfully submitted,
Jodi Scanlan