

WESTMORELAND PLANNING BOARD

Meeting of August 19, 2019

Call to Order, Seating Members

Present: Lauren Bressett, Bruce Smith, Tim Thompson, Jim Starkey, Alison Fissette, Larry Siegel, Elaine Moore-Alt, Frank Reeder-Selectmen's Rep.

Present in Audience: Buck Adams and Nancy Hillier

Chair Lauren Bressett called the meeting to order at 6:30pm.

Review of Minutes:

Tim Thompson moved to accept the minutes of July 15, 2019 with the following change. Under Call to meeting of July 15, change *people to person*. Frank Reeder seconded the motion with the change. All voted in favor.

Applications/Hearings:

Buck Adams from Westminster, VT attended the meeting for a Site Plan Review Hearing regarding property he owns at 35 Old Route 12 North. Mr. Adams is asking for permission to place six (6) storage units on his property – Tax Map R17 Lot 17C.

The Hearing was noticed in the Keene Sentinel, Town Website, Town Hall and Town Post Office. Before hearing began discussion of Setbacks and driveways was discussed.

As Lauren Bressett is an abutter of the property she has recused herself and Bruce Smith is Acting Chair. The Site Plan Application was reviewed for completeness. In reviewing the Site Plan Check List the following need to be address by Mr. Adams and be shown on the Site Plan Map. Jim Starkey moved to accept the application as complete enough to continue the Hearing with possible conditions. Larry Siegel seconded. All in favor.

There was concern about snow removal and water retention. Mr. Adams said he will haul snow away if needed. Water retention issued was discussed. There is a culvert under Route 12 that goes to Steve Galloway property. Mr. Adams told Mr. Galloway if he needs to build a retention pond because runoff increases on the Galloway property, he will do that if necessary.

1. Driveway Permit plan must show exact location of driveway and Road Agent must view and approve the location of driveway.
2. The sign must show dimensions.
3. Show finished contours (crowning) of land for both sides of buildings
4. Water run off plans
5. Culvert Location for driveway
6. Signature Block
7. Placement of lighting (all lighting facing downward)

Hours of operation will be in the Lease Agreement when renting Storage Unit. If customers not honoring the hours becomes a problem, an Automatic Gate will be considered.

Acting Chair Bruce Smith closed the meeting at 7:46 PM.

Jim Starkey moved to accept the Site Plan with condition 1-7 above is documented on the Plat Plan. Tim Thompson seconded the motion. All in favor. Approved.

Old Business:

Proposed Business Plan for properties in Town. Lauren reviewed actions proposed by the Planning Board after a 2011 conversation with the LGC letter regarding businesses with missing site plans. There was a proposed baseline submission checklist developed by the board at that time. Frank Reeder will share this with the Selectboard as they continue discussion on how to handle business changes in town.

New Business:

Nancy Hillier came before the Board for an informational session asking what needed to be done to subdivide property. She was given a Minor Subdivision Application and directions. She will work with Secretary Elaine Moore regarding all information board will need and to set hearing date.

Chair Lauren Bressett signed a Voluntary Merger for Solar Dave, LLC. Elaine will have this recorded at County Registry.

Larry Siegel moved to adjourn the meeting, seconded by Alison Fredette. All in favor. Chair Bressett closed the meeting at 8:40 pm

Respectfully submitted,

Elaine Moore - Clerk