

Westmoreland Planning Board
Meeting of December 16, 2019

Call to Order, Seating Members:

Present: Lauren Bressett, Bruce Smith, Tim Thompson, Frank Reader, Elaine Moore was activated as an alternate.

Absent: Jim Starkey, Alison Fissette, Larry Siegel

Lauren opened the meeting at 6:30 pm. This meeting was a published Public Hearing regarding proposed amendment changes to the Westmoreland Zoning Ordinance to be voted on at 2020 Town Meeting.

Bruce Smith moved to approve the minutes of the November 18, 2019 as written, seconded by Tim Thompson. All in favor.

Lauren opened the Public Hearing at 6:37 pm, noting there were no attendants at the meeting. At this time review of proposed changes were discussed and revised as needed.

DEFINITIONS

(Retail and Personal Services overlap)

~~**Personal Services:** Includes barber, hairdresser, beauty parlor, shoe repair, shoe shine, laundry, laundromat, drycleaner, photographic studio, and business providing similar services of a personal nature.~~

SERVICE ESTABLISHMENT: RETAIL, WHOLESALE, AND BUSINESS SERVICES OF A MORE INTENSIVE NATURE THAN "RETAIL SERVICES" INCLUDING REPAIR OF HEAVY EQUIPMENT, MACHINES WITH ENGINES, AND FURNITURE INVOLVING THE SIGNIFICANT USE OF CHEMICALS; RENTAL OF LARGE OR HEAVY EQUIPMENT; AND OTHER MISCELLANEOUS ACTIVITIES WITH GREATER POTENTIAL PERFORMANCE IMPACTS, AS REASONABLY DETERMINED BY ZONING ADMINISTRATOR.

Retail Store or Services: A COMMERCIAL OPERATION THAT INVOLVES EITHER THE DISPLAY, SALE, AND/OR LEASE/RENTAL OF PHYSICAL GOODS TO THE GENERAL PUBLIC OR BUSINESSES OR PROVIDES DIRECT PERSONAL OR BUSINESS SERVICES TO CUSTOMERS.

~~Includes enclosed restaurant, café, shop or store for the sale of retail goods or personal services.;~~ and THIS shall exclude any drive-up THROUGH/DRIVE UP service, free-standing retail ROADSIDE AGRICULTURAL stand, gasoline service and motor vehicle repair service, new and used car sales and service, trailer and mobile home sales and service.

SECTION 302 Zoning Administrator

The administrative ~~and enforcement~~ officer for this Ordinance shall be known as the Zoning Administrator who shall be hired or appointed by the Board of Selectmen. The Zoning Administrator shall administer the Zoning Ordinance literally and shall not have the power to permit any use of land or buildings, which is not in conformance with this Ordinance.

SECTION 413 Drive-~~In~~ **THROUGH/DRIVE UP** Establishments

Plans for the erection or structural alteration of any drive-**THROUGH in** facility or business shall be submitted to the Planning Board for **SITE PLAN** approval. The Board may require such changes or additions in relation to yards, driveways, driveway entrances and exits, and landscaping, and the location, height and exterior sketches of buildings and enclosures to insure safety, to minimize traffic or OTHER

difficulties, and to safeguard adjacent properties, **INCLUDING BUT NOT LIMITED TO NOISE AND LIGHTS.**

Table 502 Commercial Industrial

Allowed by Special Exception

#8 ~~Drive In Theater~~ *DRIVE THROUGH/DRIVE UP ESTABLISHMENTS*

#10 ~~Any business concerned primarily with the sale of new &/or used produce, products, goods and equipment.~~ *SERVICE ESTABLISHMENT*

#20 ~~Freight or trucking terminal~~ (this is a *duplicate to #15*)

SECTION 447 Mobile Home Park Permits

A. No person shall construct or operate a mobile home park without first obtaining site plan approval from the Planning Board and a permit from the Zoning Administrator. Before such a permit may be issued, there must be a favorable recommendation by a majority of the Planning Board. **Before issuing a mobile home park IN ORDER TO BE ELIGIBLE FOR A ZONING** permit, the Planning Board shall require a performance bond from the operator of the park to assure that the park is constructed and maintained in a satisfactory manner.

B. Application for a mobile home park site plan approval shall be made to the Planning Board. The application shall be accompanied with a site plan and drawings prepared by a **LICENSED SURVEYOR OR** professional engineer, showing the property lines and area of the park, a contour map showing the proposed grading of the park, a layout of the roads, walkways, mobile homes lots, parking areas, water lines, sanitary sewer and storm sewer drainage facilities, garbage collection stations and electrical distribution.

C. The Planning Board may accept the proposed plans, accept the proposed plans with recommended changes, or reject the plans. The Board shall submit the application and the plans to the Zoning Administrator together with the Board's action regarding the ~~permit~~ **SITE PLAN APPLICATION.**

D. The Planning Board may require any other improvements and facilities before approving the mobile home park **SITE PLAN**, in the interest of public safety, health, and welfare.

(448.1 & 448.2 no changes)

SECTION 448.3 Area of Mobile Home Space

Each mobile home space shall be at least ~~7,500~~ **7,200** square feet in area, and at least sixty feet wide by at least one hundred and twenty feet in depth, and shall front on an access ~~driveway~~ **ROAD.**

SECTION 448.4 Driveways and Walkways

A. EACH MOBILE HOME SHALL HAVE A DRIVEWAY THAT MEETS CURRENT TOWN DRIVEWAY STANDARDS AND PROVIDES AT LEAST ONE PARKING SPACE at least nine feet wide by twenty-two feet long..

B. All access ~~driveways~~ **ROADS** within a mobile home park must be at least ~~thirty~~ **TWENTY** feet in width **AND MEET TOWN ROAD STANDARDS** and have a gravel surface at least twenty-~~four~~ feet in width and twelve inches in depth of compacted gravel.

C. All-weather walkways shall be provided.

448.5 Parking Spaces (delete because driveway serves as parking) ~~One parking space for each mobile home lot shall be provided, at least nine feet wide by twenty-two feet long.~~

448.6 no changes

SECTION 448.7.

Each mobile home lot shall ~~have~~ **BE SITUATED ON** a 4" thick concrete slab on a compacted base at least 15' x 20' in size ~~so located as to be adjoining the entrance to the mobile home.~~

448.8-448.11 no changes

SECTION 448.12 Siting a Mobile Home

A. No mobile home **OR ANY ADDITIONS** shall be located on the mobile home lot closer than ten feet to any other lot line in the mobile home park.

B. **EACH MOBILE HOME SHALL HAVE A 20' FRONT SETBACK.**

Bruce Smith made a Motion to submit revised changes for a Ballot vote at the annual town meeting, Seconded by Tim Thompson. All in favor

Bruce Smith moved to adjourn early for the Holidays, seconded by Tim Thompson. All in favor.
Lauren closed the meeting at 6:55 pm

Respectfully submitted,

Clerk

Elaine Moore