

**WESTMORELAND PLANNING BOARD**  
**MINUTES DECEMBER 20, 2021**

Present: Alison Fissette, Lauren Bressett, Russ Austin, Bruce Smith, Tim Thompson, Alternate Liana Capra. Absent: Larry Siegal, Jim Starkey. Liana Capra seated for Larry Siegal.  
Guests: David Wirth, William Patnode.

Lauren Bressett called the meeting to order at 6:30 P.M and asked for a motion to accept minutes of November 15, 2021. Tim Thompson made a motion to accept the minutes as printed and Russ Austin seconded. All voted in favor, November minutes were accepted.

Lauren Bressett opened the hearing for proposed ordinance changes. David Wirth had questions pertaining to ADU's (additional dwelling units) Section 407.2, Items F. and C. Regarding item F, David Wirth questioned the equation of using 30% of an existing residential building's gross living area to determine the size of an ADU. He brought up the point that many houses in town are smaller and would not likely be able to meet the minimum space requirement whereas a larger residence would have the opportunity to have a larger ADU building which created an unfair advantage.

Lauren Bressett then offered that perhaps a maximum square footage amount would be a more viable option to a percentage calculation and asked for suggestions as to what that number should be. A discussion was had with Walpole's ordinance and NH Housing ADU's as references. Regarding item C. David Wirth asked about the wording "is consistent with the principal dwelling in appearance, design, colors, and materials." He noted that many properties had accessory structures of different materials than the house. While it makes sense to an ADU as part of the principal dwelling to keep an aesthetic continuity with the principal residence, it doesn't make sense for an accessory structure. For example, a building that looks like a barn or is a detached garage with living space will have its own look and wouldn't necessarily fail to maintain the look of the lot as a one family residential lot. Lauren Bressett thanked Dave for his helpful input and tabled further discussion for later in the meeting.

Also in attendance was Bill Patnode who wanted information about a property line adjustment for a parcel of land he is buying and adding to his current property. He brought a 2008 survey to show the properties being discussed. He said a newer survey will be done to verify lots. Lauren Bressett said that merging the new land with his lot should not be an issue as long as a nonconforming lot was created on the seller's land. He also asked about abbutters and Lauren noted that abbutters across the road from the properties in question would have to be notified. Lauren Bressett also noted that corrected deeds (which can be prepared by an attorney) as well as a letter of agreement from any lienholders would also be required. Finally, Lauren said that the seller would have to be present at the Planning Board meeting or a notarized letter authorizing him to speak on their behalf would be needed along with the lot map. She noted that Mr. Patnode could wait until the potential board approval of the lot line adjustment before the deed changes were provided.

The board then returned to the proposed ordinance changes. After discussion, wording for Item C was changed to the wording: "In granting a Special Exception, the Board of Adjustment must find that the ADU is developed in a manner which does not alter the character or appearance of the **lot** as a one family **residential lot**. For item F, it was decided that at this point in time 900 square feet would be acceptable for the maximum size of an ADU. Lauren Bressett noted that over time if deemed advisable this number could be revisited and revised. Item F wording was adjusted to read, "The area of an ADU shall not be less than 300 sq.ft. or be greater than **900 sq. ft.**" Alison Fissette asked if Lauren Bressett was able to get a figure for the budget regarding reorganizing ordinances. She has not received a quote yet. Russ Austin was asked how much time there is to get a quote before the budget was done. Russ Austin said it would be needed by the end of the year. Lauren Bressett said she will remind Lisa Murphy from Southwest Regional Planning Commission that a quote was desired. She also noted that she had reached out to a company that was used by the Town of Chesterfield and has not heard back from them. Lauren will continue to try to get a quote.

Lauren Bressett asked if there was any other business at this time, none was brought forth so she asked for a motion to adjourn. Alison made the motion to adjourn, Bruce Smith seconded all were in favor,

Meeting was adjourned at 7:35 P.M.

Liana Capra/recorder