

WESTMORELAND PLANNING BOARD
MINUTES OF FEBRUARY 21, 2022

Present: Tim Thompson, Russ Austin, Bruce Smith, Lauren Bressett, Liana Capra, Alison Fissette. Excused: Larry Siegal, Jim Starkey.
Guests: William Patnode, Doug Adler, Tim Graves, Richard Fraser, Wesley Staples, Jacob Freedman, Kurt Zentmaier.

Lauren Bressett called the meeting to order at 6:30 P.M. Liana Capra was seated for Larry Siegal. Motion to accept January minutes as printed was made by Alison Fissette and seconded by Bruce Smith. All voted in favor. Minutes approved.

Lauren Bressett then opened the meeting to the matter of the boundary line adjustment to Bill Patnode's property, R5-33 and the addition of 23.83 acres, R5-33A of Pratt Trust real estate. The required application checklist was gone over. Items 8 through 16 were waived as this is a land exchange involving two properties with pre existing residences with all lot requirements met. Land features would not be affected. The existing easements would become null upon approval as the easements are granted to Mr. Patnode who would now own the property with the easement. Alison Fissette made the motion to accept the application as complete enough to proceed, reserving the right to request additional information. Seconded by Russ Austin. Motion passed with all in the affirmative except Bruce Smith who abstained.

William Patnode then explained the exchange of land between lots as shown on the plat with existing property boundaries and Bill Patnode went over the property of 23.83 (R5-33A) which is to be added to his property (R5-33). Bill stated the property is for widening his lot and he plans no construction and acknowledged there will be no frontage gain or further subdivision without a separate application to the board. Lauren Bressett opened the hearing to abbutter comment. Doug Adler stated he was an abbutter and was in favor of the boundary adjustment. There were no other comments.

The Board went over the survey and determined that a revised plan would be needed showing the new boundary lines of the merged land for R5-33 along with a copy of the revised deed for R5-33 to Bill Patnode with boundaries defined conveying the 23.83 acres in accordance with the final revised survey plan. The board noted that there were roads shown that the town shows were discontinued and the land has reverted to the respective landowners. Mr. Patnode mentioned frontage and was informed with roads no longer in existence, frontage would require access to land and construction of new roads that would need town approval. Alison Fissette made a motion to approve the lot line adjustment with the following conditions:

- the 23.83 acres shall become annexed to and merged with the existing lot R5-33 owned by Bill Patnode
- a revised plat be provided with all boundaries of R5-33 shown
- the remaining land of the grantor remains part of Map R5-33A, neither lot may be further subdivided without approval of Westmoreland Planning Board

- this board has made no findings about the status of the roads related to R5-33 and R5-33A as shown on the plat and there are no additional rights conferred as it relates to frontage on said roads.

Tim Thompson seconded the motion. The vote was all in favor of the motion with Bruce Smith abstaining. Lauren Bressett let Bill Patnode know that two corrected plats and a mylar suitable for the Registry of deeds accompanied by a new deed need to be provided in order for the board to sign the lot line adjustment.

Next order of business was the application for the permit renewal of Graves Trucking Excavation Site (Map R17, Lot 28 off Old Rte 12 N.) Lauren Bressett being an abutter to the Rail Trail recused herself and turned the meeting over to Bruce Smith. The Planning Board went over the Excavation Regulations Application checklist and found each item had been appropriately addressed. Tim Britain, Lawyer for Tim Graves Trucking went over highlights of the renewal and explained this is an extension from the 2015 site approval. All state and federal permits are current. The site is 31.2 acres of which 3.6 are currently active for excavation. Richard Fraser of One Source went over the application booklet which contained copies of permits, wetland delineation information, environmental info, pictures of the quarry and other pertinent information and answered questions as they arose. He also went over the three page survey of the site in detail and it also included a page with information containing erosion and sediment control details. Bruce Smith opened the hearing to the public. Wesley Staples stated that he felt Mr. Graves was managing the excavation appropriately and was in favor of it continuing. Bruce Smith closed the hearing.

Discussion ensued. The board was satisfied that the site was being operated in accordance with the Westmoreland Excavation Permit of 2015 and that it should be continued. The Planning Board then discussed the term for the renewal. Alison Fissette made a motion to approve an Excavation Permit for Graves Trucking, Inc on lot R17-28, renewed for a term of 10 years with a review for compliance at 5 years and keeping the 2015 permit terms including annual reports to be done and updates on alterations of terrain. Tim Thompson seconded. Vote was taken with all 5 votes in favor, renewal was approved.

Jacob Freedman and Kurt Zentmaier then asked for information regarding a property on Rt 12. The board answered a number of questions about the process as well as the layout and use of the property in question.

Lauren Bressett then introduced Kristen Riley as the new clerk for the Planning Board and updated the board on the Municipal Technical Assistance Grant being prepared by Southwest Regional Planning.

Alison Fissette made a motion to adjourn, Bruce seconded. All were in favor.
Lauren Bressett adjourned the meeting at 8:50 P.M.
Liana Capra, recorder