

**Westmoreland Planning Board  
Minutes, June 21, 2021**

Present: Alison Fissette, Tim Thompson, Lauren Bressett, Elaine Moore. Excused: Bruce Smith, Jim Starkey, Russ Austin. Elaine Moore was seated for Jim Starkey.

Lauren Bressett called the meeting to order at 6:30 PM. Tim Thompson moved, Alison Fissette seconded that the minutes of May 17, 2021 be approved as printed. All in favor.

The board discussed the Graves excavation report and the letters sent to Cersosimo and the stand on South Village Rd. Packets for the July Watson hearing were passed out.

The board requested that the chair send an email to the Selectmen regarding the requirement for site plan approval for nonresidential uses.

The board continues their ordinance review, working on items relating to agriculture. Noted was the need to move the general conditions statement from the bottom of each table to the top. (General Regulations: Site plan approval is required for non-residential uses.....)

No changes were made to: Building, Kennel, Stable Commercial, 426, 440, 452.2. The board noted that each use defined in terms needs to be added to the appropriate zoning tables. Should there be some statement about following best practices in relation to having animals? Would probably be a good idea to check with town attorney on proposed changes or things we might need to consider. Should there be any mention of allowing ag signs? We need to consider further which zones animal clinics/hospitals should be added and if kennels belong in other zones. Should wildlife rehabilitation be added to animal clinics or defined by itself? What zones?

*Underline is proposed additions, cross out is proposed deletions.*

**Agricultural & Forestry Use:** Land containing at least two acres which is used for raising livestock, or agricultural or forest products, including farm structures and the storage of agricultural equipment; ~~riding and boarding stables;~~ and as an accessory use, the sale of agricultural products raised on the property.

**SECTION 419**                                      Height Exceptions

Nothing herein contained shall be interpreted to limit or restrict the height of silos, church spires, cupolas, bell, clock, government related towers such as fire ~~and observation~~ towers, and essential public utility structures.

**SECTION 501**                                      Purpose

D. Rural Residential District ("RR")

This area is limited to ~~secondary~~ agricultural, forestry, and certain other non-intensive land 41\*-uses in addition to Low-density residential use. ~~and~~ related uses are permitted in cases where it would not be inconsistent with the Master Plan. The purpose of this district is ~~to prevent premature development of land,~~ to retain certain areas for non-intensive uses, to prevent development where it would be a burden on the community, and to retain areas for open space. A density of one (1) family per five (5) acres is permitted. Accessory dwelling units are allowed by special exception.

**TABLE 502**

General Regulations: Site plan approval is required for all uses.

**Allowed by Special Exception**

12. Agriculture and Forestry use

20. Animal hospital, clinic, ~~or kennel~~, provided that any structures for the housing of animals be at least 200' from any residential property line.

21. Kennel, provided that any structures for the housing of animals be at least 200' from any residential property line.

*Note numbers need to be corrected from this point on.*

21. Accessory Use, including Accessory Dwelling Unit.

22 Stables, commercial

**TABLE 503**

*Note – there are no general regulations – should site plan approval be required for anything?*

**Permitted Uses**

1. Agricultural & Forest Uses

**Special Exception**

2. Stables, commercial

9. Kennel, provided that any structures for the housing of animals be at least 200' from any residential property line.

10. Accessory dwelling unit.

**TABLE 504**

General Regulations: Site plan approval is required for non-residential uses and ~~two family residences~~ all special exceptions.

**Permitted Uses**

1. Agricultural & Forest Uses

**Special Exception**

4. Stables, commercial

11. Accessory dwelling unit.

**TABLE 505**

General Regulations: Site plan approval is required for non-residential uses

**Permitted Uses**

2. Agricultural and Forest Use

**Special Exception**

3. Stables, commercial

10. Accessory dwelling unit.

**TABLE 506**

General Regulations: Site plan approval is required for non-residential, two family residential, ~~and multi-family residential~~ uses and all special exceptions.

**Allowed by Special Exception**

4. Agriculture and Forestry use

12. Accessory dwelling unit.

Meeting adjourned at 7:55.

Lauren Bressett, recorder