

Westmoreland Planning Board
May 16, 2022
Draft Minutes

Attending: Lauren Bressett, Alison Fissette, Bruce Smith, Tim Thompson, John Snowdon (selectman representative), Liana Capra, (alt), Kristen Riley (clerk). Excused: Jim Starkey, Larry Siegel, Nancy Zeller (alt). Liana was seated for Jim Starkey.

Lauren Bressett called the meeting to order at 6:35.

Review of minutes: 04/18/22 Change “verses” to “versus.” Tim Thomson moved to accept minutes, Liana seconded, all voted in favor.

Review of ordinances

Sign ordinances Residential already has a height limit of 15 ft. Section 431.3 Commercial - folks wonder if under B there should be an overall size limit on the directory sign. Folks also want to check out signs around the region to determine maximum height so we will revisit this next month.

Definitions

Home Based Occupation: Occupational activity, generating no external evidence, which is carried on only by the residents of the premises, is clearly secondary to the use of the premises for dwelling purposes and uses a minor portion of the principal or accessory structure(s). Refer to section 403.

~~Home Business: Business activity which is carried on by the residents of the premises and not more than two additional on-premise employees, is clearly secondary to the use of the premises for dwelling purposes and uses a minor portion of the principal or accessory structure(s).~~

Home Based Business: A business use clearly incidental and secondary to the use of a residential property, uses a minor portion of the principal or accessory structure(s), and shall not change the character thereof or adversely affect the uses permitted in the zoning district of which it is a part. It is a conditional and additional use of a dwelling unit or accessory building for gainful employment involving the manufacture, provision or sale of goods and/or services. Refer to Section 403.

SECTION 403 Home Based Occupation and Home Business

Shall both be considered an accessory use as long as such activity does not have a detrimental effect on the residential character of the neighborhood, is clearly secondary to the use of the premises for dwelling purposes and does not cause obnoxious or excessive noise, smoke, odor, soot, lights, glare, vibrations, hazards; soil, water or air pollution; visual or audible electrical interference; or other objectionable conditions that are detectable at the boundary of the property.

SECTION 403.2 Home Business

Business activity exceeding the standards of a Home Based Occupation shall obtain a Special Exception from the Zoning Board of Adjustment. A Home Business shall:

- a. Be carried on by residents of the premises and not more than two additional on-premise employees.
- b. Have no more than two client or customer visits at one time.
- c. Be operated within a minor portion of the principal dwelling or no more than 900 sq ft of an existing or new accessory structure.
- d. Have no external storage of supplies and equipment visible from an adjacent highway or dwelling unit.
- e. Provide off-street parking for employees and customers. If parking in addition to two business-owned vehicles, two employee vehicles and two customer vehicles is necessary, it shall be at the discretion of the Planning Board during site plan review and shall not be visible from boundaries of the property. ~~be located in side or rear yards.~~
- f. Have no outdoor display of goods or materials.
- g. Be allowed to have a sign no larger than 2.25 sq ft in area with no lighting.

At the next meeting we will continue work on height/sizes for the sign ordinance and then look at Section 348- Performance Standards.

Tim Thompson moved to adjourn the meeting, seconded by Alison Fissette, passed unanimously. Meeting adjourned at 8:10 PM.

Kristen Riley, Recorder