

WESTMORELAND PLANNING BOARD
MINUTES NOVEMBER 15, 2021

Present: Alison Fissette, Lauren Bressett, Russ Austin, Bruce Smith, Tim Thompson, Liana Capra/recorder. Excused: Larry Siegal Absent: Jim Starkey

Lauren Bressett called the meeting to order at 6:30P.M. and asked for a motion to accept minutes of October 18, 2021. Bruce Smith moved to accept October minutes with correction in spelling of Snowdon, Alison Fissette seconded. All voted in favor, minutes accepted.

First order of business taken up was the Selectmen's meeting with John Snowdon of SWRPC and whether or not to recommend Selectmen move forward with a Technical Assistance Grant. Lauren Bressett said the effort would provide information for the next Master Plan update. In listening to Lisa Murphy, it looks like SWRPC will at this time be primarily focused on future affordable housing for work forces in the state. Alison Fissette suggested that it didn't seem as though SWRPC would be helpful with overall guidance on ordinances and as far as additional business and housing plans that she believes based on a town survey that residents are interested in keeping Westmoreland a rural community. Bruce Smith was concerned that plans of SWRPC and the Select Board may cause conflicts with the Planning Board and other committees. Therefore, he suggests that he would like to see all committees dovetailed with any plans going forward otherwise any assistance may not be helpful. Lauren Bressett noted that the Selectmen said there needs to be collaboration with other town boards.

Alison Fissette asked what the cost of SWRPC would be to reorganize ordinances. Lauren Bressett replied the cost is not known and that also, it is not budgeted for this year. On the point of housing, Tim Thompson said more information is needed. Housing is a national problem and we should not dismiss the issue and towns could do with some future foresight and planning. Alison Fissette contributed that many young people are leaving the state for bigger cities and others are working from home and ADU's (additional housing units) would accommodate those workers. Liana Capra asked what type of housing would SWRPC be looking into. Lauren Bressett said the town would need to approve any types of housing that may be planned.

Alison Fissette asked how much of the grant money would be for town projects. Russ Austin said this may be a chance to get free help for suggestions and gathering information. Tim Thompson asked how much the grant is for and Lauren Bressett said possibly 15K and she said there would not be a cost to the town as the 15% match can be in kind.

Bruce Smith made a motion to have Selectmen go ahead with Technical Assistance Grant. Tim Thompson seconded. Vote was 3-1 with Alison Fissette casting a no vote and Russ Austin abstaining.

Next order of business was the budget. Budget for last year was \$1963. Amount spent was \$1763 - SWRPC, \$107 - For notices, \$125 - Supplies. There was an overage on supplies Russ Austin said he could check that out. Alison Fissette asked what we got from SWRPC and

Lauren Bressett replied assistance for all town committees for questions and guidance. She said the deadline for the budget is November 17th, 2021. A discussion was had and Alison Fissette made a motion to propose the same budget amount as last year - \$1963. Bruce Smith seconded. Vote to accept was unanimous.

Next the board reviewed the Home Business Application. These revisions will greatly simplify the process. There has not been a hearing or notice sent out. An addition to the Note portion of application was made as follows: You may request a non-binding information session before filing if you wish. Silas Little, former town attorney suggested Administration & Enforcement waiver, Section XII-B on Waivers: ***the level of activity as discussed in Section III is not present and a more formal site plan review process is not needed.***

Also discussed were ordinance amendments. Time was spent adjusting Section 407.2 Accessory Dwelling Units (ADU) (see below). Other items ready for the hearing are Section 104 TERMS and the two items from last year, 301.7 Transferability and Building Ordinance 2.03. Alison Fissette made a motion to bring the Home Business Application and Checklist and Ordinance changes to a hearing next month. Tim Thompson seconded. Russ Austin said Selectmen would like to hold off on any new additions until they do something with SWRPC. Discussion ensued. A vote was taken, vote was 4 in favor with Russ Austin abstaining. Lauren Bressett noted the other items the Planning Board has worked on still need our review. She also noted that changes to the tables should be a complete redo rather than a piecemeal approach. There was consensus on the tables being a comprehensive review.

Bruce Smith made a motion to adjourn, Alison Fissette seconded. Lauren Bressett adjourned meeting at 8:20 P.M.

Liana Capra/Recorder

SECTION 407.2 Accessory Dwelling Units (ADU)

Definition: Pursuant to the authority granted under RSA 674:71, as used in this ordinance, "accessory dwelling unit" means a residential living unit that is within or attached or detached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

- A. Only one Accessory Dwelling Unit (ADU) shall be allowed per lot. The ADU shall be ~~part of~~ ***located within*** the primary dwelling ***or a new or existing, attached or detached accessory building that also has a non-residential, accessory purpose.***
- B. An ADU shall be secondary and accessory to a one family dwelling.
- C. 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 dwelling as a one family residence ***and is consistent with the principal dwelling in appearance, design, colors, and materials.***

D. The person or persons who own the lot shall reside in either the **accessory dwelling unit** or the primary dwelling; except for temporary absences.

E. Two means of egress from the ADU shall be provided. ***If the ADU is in the primary dwelling there shall also be*** ~~as well as~~ an interior door ***connecting the two spaces***. Any necessary additional entrances or exits shall be located to the side or rear of the building whenever possible.

F. The gross living area of an ADU shall not be less than 300 square feet or be greater than 30% of the total ~~floor area~~ ***living space*** of the residential building.

G. ***Adequate provisions shall be made for water supply and sewage disposal to the ADU.*** The existing or proposed septic system must be certified by a licensed septic designer or engineer as adequate to support the ADU and primary dwelling unit in accordance with New Hampshire RSA 485-A:38.

No changes to H-K.

L. ~~Occupancy is limited to two (2) people per bedroom.~~