

Westmoreland Planning Board
Minutes
September 21, 2020

Call to Order, Seating Members:

Present: Lauren Bressett, Bruce Smith, Tim Thompson, Russ Austin-Selectmen's Rep.

Absent: Alison Fissette, Jim Starkey, Elaine Moore, Larry Siegel.

Chair Lauren Bressett called the meeting to order at 6:30 pm.

Tim Thompson moved to approve the minutes of July 20, 2020 as written, seconded by Bruce Smith.
All in favor. Minutes will be on file.

The Board continued work on additions and corrections to the Westmoreland Zoning Ordinances.

SECTION 438 Performance Standards

In all districts, the following performance standards together with all applicable state standards must be met. The Planning Board shall decide whether proposed or existing uses meet the standards.

SECTION 438.1 Noise

No permanent use shall emit noise in excess of seventy (70) decibels. *(Leave as is, meets CDC sound standards.)*

SECTION 438.2 Odor

No permanent use shall emit any odor that is considered offensive. *(No change.)*

SECTION 438.3 ~~Dust or Dirt~~ Air Quality

~~No permanent use shall emit dust or dirt that is considered offensive.~~

SECTION 438.4 ~~Smoke~~

~~No permanent use shall emit any smoke in excess of Ringlemann Chart No. 2.~~

SECTION 438.5 ~~Noxious Gases~~

~~No permanent use shall emit any noxious gases which endanger the health, comfort, safety or welfare of any person, or which have a tendency to cause injury or damage to property, business, or vegetation.~~

All permanent uses shall comply with the air quality standards and regulations of the NH Department of Environmental Services.

(The EPA has established National Ambient Air Quality Standards for six widespread common air pollutants - known to be harmful to human health: Carbon monoxide pollution, Lead air pollution, Nitrogen oxide pollution, Ozone pollution, Particulate matter pollution, Sulfur dioxide pollution. NH DES has regulations relating to this.)

SECTION 438.6 ~~Vibration~~

~~No permanent use shall cause, as a result of normal operations, a vibration that creates displacement of 0.002 of 1".~~

SECTION 438.7 Vision Impairment *(No change.)*

No permanent use shall create glare from lighting or signs, which could impair the vision of a driver of any motor vehicle.

SECTION 438.8 ~~Fire, Explosion or Safety Hazard~~

~~No permanent use shall cause a fire, explosion or safety hazard.~~ *(Too hard to define).*

SECTION 438.9 Harmful Wastes

No permanent use shall cause wastes to be discharged into the sewer system, streams, other bodies of water or neighboring properties. Effluent disposal shall comply with the local and state health standards.

SECTION 439 Storage of Flammable Liquids *(Board wants to know if there are any pertinent state regulations – Lauren will research this.)*

The storage of any highly flammable liquid in tanks above ground with unit capacity greater than 550 gallons shall be prohibited, unless such tanks up to and including 10,000 gallon capacity are placed not less than 80 feet from all property lines, and unless all such tanks of more than 10,000 gallon capacity are placed not less than 200 feet from all property lines.

All tanks having a capacity greater than 550 gallons shall be properly retained with dikes having a capacity not less than 1½ times the capacity of the tanks surrounded.

SECTION 440 Animals *(No change.)*

The raising or harboring of livestock including, but not limited to, horses, cattle, hogs, fowl or fur bearing animals, but excluding kennels, shall be permitted within all districts.

SECTION 425 Gasoline Stations

In all districts where permitted, gasoline or motor vehicle service stations shall comply with the following:

- A. A gasoline station lot shall not be located within 300 feet of any lot occupied by a school, hospital, library, or religious institution.
- B. Lot size shall be at least 20,000 square feet.
- C. Lot frontage shall be at least 150 feet.
- D. Lot depth shall be at least 125 feet.
- E. Pumps, lubricating and other service devices shall be located at least 50 feet from the front lot line and side and rear lot lines.
- F. All fuel and oil shall be stored at least thirty-five feet from any property lines.
- G. All automobile parts and dismantled vehicles are to be stored within a building, and no repair work is to be performed outside a building.
- H. Signs shall not extend beyond the pumps, nor exceed 15 feet in height.
- I. There shall be no more than two access driveways from the street. The maximum width of each access driveway shall be 40 feet.
- J. A suitably curbed landscaped area shall be maintained at least 5 feet in depth along all street frontage not used as driveway.

(The board felt this section seems ok but want to verify state regulations, Lauren will research this.)

OLD BUSINESS

Lauren Bressett reported that the Riley's submitted the final pieces to meet the conditions set by the board and their site plan was signed.

Bruce Smith moved to adjourn, Tim Thompson seconded, all voted in favor. Meeting adjourned at 7:14 PM.

Lauren Bressett,
Recorder