

**WESTMORELAND PLANNING BOARD MEETING
MINUTES OF JUNE 20, 2022**

Attending: Lauren Bressett, Alison Fissette, Bruce Smith, John Snowdon (selectman rep.), Liana Capra(alt.) Larry Siegel. Excused: Tim Thompson, Jim Starkey. Absent: Nancy Zeller(alt.), Kristen Riley(clerk). Also in attendance was Jacob Freedman from Mill Brook Storage and his subcontractor.

Lauren Bressett called meeting to order at 6:35. Liana Capra was seated for Tim Thompson. Alison Fissette made a motion to accept the minutes of May 16, 2022 as written, Bruce Smith seconded. All voted in favor. Minutes approved.

First order of business was the Mill Brook Storage, minor subdivision. The application and checklist submitted by Jacob Freedman was reviewed.

ITEMS 1-6 were met satisfactorily.

ITEM 7: Concerns were brought up in relation to the driveway for the existing house to be subdivided from the main business property. Plat showed access to property via the main parking lot of Mill Brook Storage. Plat note 8 referred to the approved NH DOT driveway permit dated 5/18/93. A copy of the permit was not included with the plat. A possible right of way was questioned in the event a driveway would not be allowed. Jacob Freedman said a ROW could be considered for access to the house property. Lauren said that would have to be included in the deed and shown added to the Plat.

ITEM 8: Alison mentioned that the property in the past has flooded. However, the official flood map shows the area is not in the flood plain. This was brought to Jacob's attention and he said he had heard that about the property. He also stated that some work looked like it had been done around a couple buildings to help with the concern, also, that some culvert work had been done by the town which he hopes will keep property from flooding. He also plans to carry flood insurance.

ITEM 9: Approximate locations for septic were shown on the Plat. More specific information on septic was called for. Jacob informed us that an easement was needed to meet state requirements for nitrogen loading due to the size of the house lot. The easement will be for use of The Horton property to meet the State's requirement for leaching. A copy of the State's approval will be needed and again, the easement must be on the deed and added to the Plat.

ITEM 10: Requirements for topographical contours and soil data were met.

ITEM 11: Copy of state septic approval is needed for verification.

ITEM 12: Refer to discussion in ITEM 7.

ITEM 13: Regarding any other state or federal permits. Alison brought up chemical storage and Selectman's wording regarding chemical storage. Wording was not clear and John Snowdon said it could be corrected to clearly read that hazardous material is not allowed. Members of the board questioned this as there will be tenants using the storage buildings. Jacob explained that tenants would have to abide by any state and or federal laws if they have chemicals requiring them to do so. This would include manifests for any possible hazardous waste. Jacob clarified that he intends to include specific language of this in his rental contracts. Lauren asked that a copy of his rental contract be provided to the Planning Board. Jacob agreed to do so.

ITEM 14: Deed restrictions. All items discussed above would require that they appear on the deed.

ITEM 15: Also requires copy of deed if any restrictions, easements or rights of way including drainage or covering land to be used for public purposes exist. Reference Plans & Deed were contained on Plat.

ITEM 16: Lauren asked if Notice of Decision from Zoning was given. It was stated that it was not. Lauren noted to Selectman John Snowdon that the notice of decision is what the Planning Board needs to determine if the plan meets the Zoning Board requirements.

In relation to the well on the property. It currently is shared with the house property. Jacob is aware that the house property needs a new well. If a new well is not possible, Lauren questioned the legal validity of being able to divide and or sell a residential property with an existing house without rights to a well. Also, there is a discrepancy on the frontage in regards to what the tax map has and what Plat shows. This also would have to be cleared up.

Lauren also stated that there is no easement for Public Service shown on Plat and that would need to be on the revised Plat. She also requested that the use of each building be labeled on the revised Plat. Signage and lighting were briefly covered. A sign 4x8 and another 4x4 will be within the requirements, and down lighting will eventually be put on buildings in accordance with town ordinances.

Lauren wanted to get a legal opinion in regards to road frontage and possible well issues. In an effort to not delay an approval a full month, it was decided to continue the hearing on June 30th, 2022 at 5 p.m. at which time the lawyer's information will be gone over and Jacob can provide a revised Plat with requested changes. The applicant agreed to the continuation.

Lauren Bressett noted that there was a question raised by the Selectmen about the Road Standards. The Board had revised these in 2017 and will review them at the next meeting and Lauren will ask Dave Poklemba to join us for that discussion.

Lauren Bressett asked if there were any other items to discuss. None were put forth. Larry Siegel moved to adjourn the meeting. Alison seconded the motion. All were in favor.

Meeting adjourned at 8:05 p.m.
Liana Capra (recorder)