

Westmoreland Planning Board Minutes

August 15, 2022

Attending: Lauren Bressett, Alison Fissette, Bruce Smith, Tim Thompson, Larry Siegel, Liana Capra (alt.), Nancy Zeller (alt), Kristen Riley (alt., clerk), Jonathan Lifschutz (zoning administrator)

Excused: John Snowdon (selectman) and Larry Siegel. Kristen Riley was seated for Larry.

Lauren Bressett called the meeting to order at 6:30 pm. Guests: Jonathan Lifschutz.

Review of minutes: 07/18/2022

There were corrections to spelling of names of Lauren and Snowdon, John Snowdon was present, and a change of the word "arbitrary" to "ambiguous" in the first paragraph. Tim Thompson moved and Bruce Smith seconded that the minutes be accepted as corrected, all voted in favor..

Information Session:

Lorraine Ide, Jeff Matthews, and John Matthews attended for an informational hearing on a minor subdivision.

Review Definition of "home occupation and home business" (continuation)

Lauren Bressett started the conversation by saying we need to more clearly delineate between a "home occupation" and "home business." She noted that upon the selectmen request, we did not move forward with a town vote yet on that ordinance section but did update our site plan regulations. She referenced board notes from a previous board meeting. "Home Occupation" was defined as something such as working remotely for a company, where clients are not coming to a house and traffic isn't a concern, it is an occupation. If a resident is manufacturing, providing or selling goods and services out of their home, they are a home business. When traffic is generated from the services being provided, at some point it likely becomes a home business.

Jonathan Lifschutz asked about the term "Objectionable conditions." This is something that could differ from person to person. Lauren mentioned that the definitions could have quantifying regulations. For example, the amount of clients or customers being served on premise could be a determining factor. She encouraged the board to do research to see how best we could adjust the definitions and ordinances for more clarity.

Discussion of Road Standards (continuation)

Lauren Bressett wants to discuss further the consequences of updating the road standards to a road being 22 feet wide. It will likely increase speeding. Should we consider narrower traveled widths for feeder roads that aren't main travel roads while keeping the shoulder requirements? Should we have more than one tiers of roads: a main road of a feeder road.

Tim Thompson thinks we should follow state standards. There should also be a survey on building a road before it is approved. Lauren Bressett mentioned the opinion brought up at the previous meeting, that paved roads jeopardize the rural town character. Tim Thompson spoke about the changing storms in the area. They are more extreme and roads are washed out easier. Gravel roads cost the town more money. The revised standards would only apply to new roads required to be paved and would not apply to existing roads.

Lauren Bressett suggests board members review all the material that has been provided and all measure roads in town in order to get a better sense of what we have now and consider future needs in order to decide how to proceed.

Bruce moves to adjourn the meeting at 8:10 pm. Liana Capra seconds that motion. All voted in favor to adjourn the meeting.

Kristen Riley
Secretary