Westmoreland Planning Board Minutes
November 2, 2026

Members Present: Lauren Bressett (Chair), Bruce Smith (Vice Chair), John Snowdon (Selectman), Liana Capra, Jim Church, Frank Mazzola, Kristen Riley and John Stronk (alternate) Excused:, Larry Siegel (alternate)

The meeting was called to order at 6:00 p.m. by Chair Lauren Bressett.

Approval of Minutes

A motion was made by John Snowdon, seconded by Bruce Smith, to approve the minutes of October 5, 2026. The motion passed, 7-0.

Master Plan – Land Use and Housing Data Review

Members supported retaining the two online word-map graphics as a visual representation of residents' values.

The Board discussed inconsistencies and unverified figures in the land-use and housing data, including residential, commercial/industrial, conservation, housing units, and ADUs. Members agreed to use the recently researched Southwest figures for the three lower-table categories to align with the constraints map, while crediting both Southwest and DRA as sources. The middle table will continue to use DRA's 2024 current-use assessment data.

Development Constraints Maps

Members identified an error in the commercial/industrial zoning map along Route 12, which incorrectly extends the district between Elms and Depot roads. The map's Class VI, discontinued, and other road classifications also need further review. Members noted that Class VI roads and discontinued roads should be clearly distinguished on the map. There also seems to be a problem in being able to view the western border when zooming in. Board members will check out more details on the map for the next week before signing off on it.

Building Code

Members discussed RSA 155-A, which establishes the statewide building code as the building code applied to all towns. Westmoreland did not request state-approval for its building ordinances. Based on initial NHMA guidance, towns without state approval may not have any standards besides the statewide code. Members agreed to seek Town Counsel's advice on whether a Town vote is needed to remove the local building ordinances, what provisions, if any, should remain, and whether the existing language should be repealed or retained.

State-Mandated Changes Due to Legislation:

- Multifamily Housing: Members discussed state requirements for allowing multifamily housing by right in commercial/industrial districts. The Board deferred these ordinance changes until 2027.

- Accessory Dwelling Units (ADUs): Members agreed to retain Westmoreland's existing ADU definition as it is complete without adopting the state's wording. No changes to be made.
- Childcare Facilities: Members agreed to revisit childcare facility regulations during November 16th worksession
- Tiny Houses: Members noted DRA's position that tiny houses may result in a net fiscal loss for municipalities. The Board agreed to revisit the issue once the state sets standards for these.

Zoning Table Edits

- Agreed changes included removing "professional offices" as redundant since they are included elsewhere in the table. Hotel, motel, and short-term rental/tourist home definitions require further review. Definitions were left for further research.
- Allowing restaurants and bars, public water and sewer as permitted uses in the Village Central district.
- Members did not pursue a separate general definition of "office." The existing "retail stores/professional services" category was considered sufficient to cover larger commercial offices, with home businesses addressed under their existing definition. Members noted the need for clear guidance on special-exception uses.
- Two-Family Dwellings: Members agreed to change the wording to allow "buildings" (plural), while retaining the additional-acre requirement discussed for the Village Center. In Medium Density, members favored reducing the acreage requirement from four to three acres while retaining the 300-foot frontage requirement.
- Multifamily Housing: A two-acre minimum was discussed as a possible table change; however, broader multifamily ordinance revisions were deferred until 2027.
- Land Development Definition: Members supported removing the word "equipment" from the phrase "storage of equipment and materials" to avoid capturing ordinary residential or landscaping activities, while retaining "storage of materials" to address development-related activities such as stockpiled items or excessive outside storage. Members also discussed the definition of "grading," but no revised wording was finalized.
- A work session was scheduled for November 16 at 3:00 p.m. to complete the review of definitions and proposed ballot amendments as well as Town Counsel recommendations on the legislative required changes. Lauren Bressett will consolidate the meeting notes and circulate a focused agenda prior to the work session

At 7:39 p.m., a motion was made by Kristen Riley, seconded by Bruce Smith, to adjourn the meeting. The motion passed unanimously.