

Westmoreland Planning Board
October 21, 2024
Westmoreland Town Hall
Approved Minutes

Attending: Tim Thompson, Lauren Bressett,, Bruce Smith, Kristen Riley, Liana Capra, John Stronk (alt.), Bill McGahie (selectman). Excused: Larry Siegel (alt.), John Stronk was seated for Alison.
Lauren Bressett called the meeting to order at 6:30 pm.

Review of Minutes

9/16/24

Tim Thompson moved to accept the minutes as written. Bruce Smith seconded that motion. All voted in favor.

10/8/24

Bruce Smith moved to accept the minutes as written. Tim Thompson seconded that motion. All voted in favor.

Masterplan Committee

The committee is planning an educational forum to be done prior to the survey. The plan is for the survey to go out with “The Westmorelander” in January. The forum will take place on 11/9, at potentially the school, from 9:30 to 11:00 am. They plan to address alternative energy (wind and solar). They will also focus on zoning districts and housing. They would like as many planning board and zoning board members to attend so that they can aid in giving information. Liana asked how they will notify people. April Ferguson said through Facebook and the town website. Lauren Bressett suggested checking with Mark Hayward to see if he can get the information out to the parents at the school.

Lisa Prince and April Ferguson created handouts for attendees with information on the different zoning districts. John Harris said the Westmorelander will send out a reporter to the forum to help create some buzz. Kristen Riley asked if the board had a suggestion on a wind power expert we could reach out to. Lauren Bressett suggested reaching out to SWRPC and see if they have anyone who would be willing to attend or could suggest someone. Kristen Riley said she can reach out to them. Lauren Bressett also suggested adding the comparison zoning maps of Walpole and Chesterfield in SWRPC’s housing report to include in the packet.

R14-57

The board began to review the checklist:

- A. 4- Lauren Bressett noted there is not a vicinity sketch.
- B. 3- Kristen Riley noted that the lot frontage is not shown.
- C. 1- Lauren Bressett noted that the bearings are not shown.
- E. Bruce Smith and Lauren Bressett noticed the building numbers do not match up with the tax cards.
The town assessor did a site visit recently, so the tax cards will be updated with accurate numbers. The applicant will work with the town assessor to have the correct numbers on the site plan.
- F. A driveway is labeled as Popruk Road, which is inaccurate.

Liana Capra pointed out that the scale was in meters when it should be in feet.

Liana Capra made a motion that the board accept the application as complete as long as the following conditions will be met within 30 days:

Precedent- Show vicinity sketch

Show lot frontage

Show bearings

Relabel the driveway

Do scale in feet, not meters

Subsequent- Label buildings with numbers to match the tax cards

John Stronk voted to second that motion. All voted in favor.

Lauren Bressett opened the floor to the applicant to speak on his plan.

Mark Florenz owns Archway farms in Keene and recently purchased this property. They sell pasture raised livestock and they lack the acreage in Keene to expand their business. They have no intention of running a store or having customers at this location.

Liana Capra asked what the plan is in place for the pig manure. Mark Florenz said that they move them around, and there is no issue with it piling up. In the winter, however, they are in a smaller space. They make sure they are further away from neighbors to prevent any smells. While he doesn't currently have a planned location for winter storage of manure, the property is well suited for multiple storage locations without creating runoff or other issues. Burt Inman, a neighbor of their Keene location, attested that he has never smelled manure from his property.

Bruce Smith made a motion to approve the site plan and add agricultural use to the property with the following conditions to be met in 30 days:

Precedent- Show vicinity sketch

Show lot frontage

Show bearings

Relabel the driveway

Do scale in feet, not meters

Subsequent- Label buildings with numbers to match the tax cards

Liana Capra seconded that motion. All voted in favor.

Budget

Lauren Bressett would like to add \$5,000 to the planning board budget to have SWRPC reorganize the town ordinances.

Clerk Fees: \$1,300

SWRPC Dues: \$1,759

Supplies: \$50

Printing/MasterPlan: \$2,000

Postage: \$375

Notices: \$150

ADD \$5,000 for ordinance reorganization

Bruce Smith moved to accept the budget as presented. Tim Thompson seconded that motion. All voted in favor.

Bruce Smith asked if the planning board still needs to meet on 11/4. The last work session covered all of the topics and no hearings seem to be on the agenda as of yet, so the consensus was that the board would forego meeting on 11/4 and meet as regularly scheduled.

Lauren reminded everyone to think about the blurb for the Westmorelander.

Liana Capra moved to adjourn the meeting. Bruce Smith seconded that motion. All voted in favor. Meeting adjourned at 8:10 pm. Recorded by Kristen Riley