

Westmoreland Planning Board
December 16, 2024
Westmoreland Town Hall
Approved Minutes

Attending: Bill McGahie (selectman rep), Alison Fissette, Liana Capra, Kristen Riley (clerk), Larry Siegal (alt.), Tim Thompson, Bruce Smith (acting chair), John Stronk (alt.)

Excused: Lauren Bressette

Bruce Smith Opened the meeting at 6:32 pm

Review minutes- 11/18/24

Tim Thompson moved to accept the minutes from 11/18/24 as written. Alison Fissette seconded that motion. All voted in favor.

Public Comment

Justin Berger and Live Berger of 11 Elms Road came in to ask questions about a potential business they are considering opening in town.

Land Use Items

Alison Fissette discussed changing the planning board meeting day to be two weeks before zoning. Kristen Riley said it may make more sense to have the zoning board meeting before the planning board meeting. Often the planning board's decisions are contingent on the zoning board's decision. The applicant would save money if they were to get rejected by the zoning board before going in front of the planning board.

Bruce Smith said the zoning and planning board need to communicate better so that applications don't get delayed for longer. Larry Siegal said joint hearings would solve a lot of these issues.

R14-57

Bill McGahie provided the board with updates. Mark Florenz is waiting on the state's septic plan for the duplex. They got a septic plan for the farmhouse. The car shop has a porta potty to address septic concerns.

Duplexes are not allowed according to the town's ordinances. They would need a variance. The selectmen will talk to the municipality to see what power they have to allow the owner to operate on the agricultural front.

R14-34

Kristen Riley said that she looked in the pending zoning file and saw that the file was still in there. She will ask Kaelyn Willette, the zoning board clerk, where they left off in the zoning process. Kristen Riley will write a letter asking the Larkins about the site plan they would like to move forward with.

Lauren & Alison's List

The board will continue to clarify on topics mentioned in this list throughout the following year:

- Define setbacks
- Define portable garages
- Should we have an ADU permit that needs renewing every so often or on change of owner?
- Chicken coops
- Greenhouses

John Stronk moved to adjourn the meeting. Liana Capra seconded that motion. The motion adjourned at 8:05 pm. Recorded by Kristen Riley, Clerk. Approved.