

Westmoreland Planning Board
August 19 , 2024
Westmoreland Town Hall
Approved Minutes

Attending: Alison Fissette, Lauren Bressett, Bruce Smith, Liana Capra, Tim Thompson, Bill McGahie, Larry Siegal (alt.)

Excused: John Stronk (alt.)

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

Review of Minutes, 7/15/25

Bruce Smith moved to accept the minutes as written, Liana Capra seconded that motion. All voted in favor.

Lot Merger Application Lauren Bressett passed around a lot merger application submitted by April Ferguson. Lauren Bressett noted that no fees were included. Kristen Riley will let April know what fee is needed.

Lot Line Adjustment, 17 Mt. Gilboa Rd., U2-11

The board considered acceptance of the application and reviewed the checklist:

5. Alison Fissette noticed the setback lines are not on the site plan. We also need confirmation of where the second well and both septic systems are located.
7. Liana Capra noticed that the driveways are not clearly delineated.
3. Kristen Riley noted that the zone isn't on the site plan.

Alison made a motion to accept the application complete enough to move forward, reserving the right to require further items. Bruce seconded that motion. All voted in favor.

Lauren Bressett opened the hearing. Bart Cushing came to the board to request a lot line adjustment. Currently, the boundary line of the abutting property, U2-11, is located where the garage is built. This doesn't allow the property owner access to the front of the garage. By moving the property line, they will be increasing the set back of the garage from the property line.

Alison made a motion to approve the lot line adjustment, when the following conditions are met:

1. Add setbacks to the map
2. Delineate where well on the smaller lot is located
3. Add the zoning designation.

Liana Capra seconded that motion. All voted in favor.

Public

Jacob Freedman attended the meeting. He dropped off his subdivision maps.

Laurie Burt also attended the meeting. She asked how far a septic should be from the boundary line. Lauren said that the state law is 50 feet, which is what Westmoreland goes by.

U6-14 Updates

It is about a month from deadline for conditions. The 2nd condition-“Obtain an updated zoning permit. As of now, the home business is permitted to sell baked goods 2 days per week. The zoning permit must be attached to the site plan, describing activities it is permitted for.” Alison questioned if the Lordiches plan to go back to the zoning board to increase their hours and change their uses. Bill McGahie said that when they spoke, it seemed as though that was a possibility. Lauren Bressett said to avoid any misunderstanding, the board needs something in writing from the bake stand owners, whether they plan to operate under their approved zoning permit, or if they are going to get an updated one. Kristen Riley will send them a letter letting them know we need this for the planning board meeting in September, which is also their deadline for them to update their conditions. For clarity, the letter should include all that is still needed including clearing the snow storage area, etc.

Third condition- “Provide the board with either a permit for current and planned activities, or a letter from the NH DHHS saying that the home business is in compliance and exempt from needing a permit.” Lauren Bressett said that since the DHHS will not provide a letter, the board can remind them of the conditions needed to be DHHS exempt.

Other Business

Alison wants to revisit the site plan regulations for the things we have discussed such as quality of submitted plans in the near future.

The 9/16 meeting will start at 6, when the planning board will go over U6-14. The second order of business will be meeting with the masterplan committee.

Alison moved to adjourn the meeting. Liana seconded that motion. All voted in favor. The meeting adjourned at 8:20 pm. Recorded by Kristen Riley. Approved.