

Minutes of the Westmoreland Selectmen's Meeting

Thursday, August 10, 2023

BOARD MEMBERS PRESENT: Frank Reeder, John Snowdon and Bill McGahie

1. The meeting was called to order at 2pm by Frank Reeder
2. Approval of Minutes: July 18, 2023. Motion was made by John Snowdon, seconded by Bill McGahie to accept the minutes as printed. Motion passed 3-0
3. Accounts Payable: Motion was made by Bill McGahie, seconded by John Snowdon to approve Manifests for: General Fund \$279,298.03 and Fire Station \$217,834.29 Motion passed 3-0.
4. Guest:
 - A. Barry Shonebeck - Complaint follow-up email attached
 - John Snowdon apologized for confusion about the complaint form and how it can be used. It was implied at the May meeting that since Barry's property was not directly affected by the berm constructed his complaint wasn't valid. Any resident can use the form to point out a violation even if it does not affect their own property.
 - Frank Reeder - In regards to not being able to present details of complaint, the selectboard meetings are not hearings and selectmen can determine who can speak and how much time is allotted. Since the decision was made to give the matter over to the Planning Board no other discussion was needed.
 - Shonbeck -called DES about violations and told to see first if it can be handled at the local level. Reeder - Very few DES or State RSAs the Town can do anything about unless in the Town's ordinances.
 - B. Todd & Bill Bassler - Lincoln Hill Road permits
 - Todd Bassler - Originally given permits, they were revoked, and now have building materials sitting on site. Reeder - Zoning permit originally indicated Class V road to be used as frontage. Building permit application and driveway application indicated to be on Lincoln Hill which is a Class VI road and no permit can be issued on a class VI road. Building permit issued in error and revoked.
 - Todd Bassler - Other properties in Westmoreland such as what was High Hopes and Esty Road have houses built with no frontage on a Class V. Laurie Burt - Used to own the house on Esty Road and that was built prior to ordinance. Neither road to houses on what was High Hopes or the section of Esty on Class VI are maintained by the town and are basically grandfathered right of ways.
 - Todd Bassler - Contractor estimates with culverts \$15,000+ and 1 ½ mile driveway with 100' elevation which will be virtually impossible to do, but want to proceed with driveway permit on Johnnycake Road.
 - Reeder - There are 2 ways to proceed as far as building on a Class VI, but both ways have to go before Town meeting in March. Can petition to do a driveway on Class VI or petition to convert Class VI into Class V at your cost using Town road standards.
 - Another issue is that the Town Attorney pointed out that Camps are not allowed in Forestry Residential per Section 503. Reeder - driveway permit can be issued on Class V for permitted uses as listed in Section 503 of the Ordinances.

- Mark Terry - Ordinances can be changed and currently the Master Plan is being worked on. If the town wants to allow camps in the future it can be looked at. Snowdon - Residents need to read carefully when voting on ordinance changes to be made as they do impact the town.

5. Old Business

- A. Campers on Class VI Road. Town Attorney, Gary Kinyon, opinion is that campers per Westmoreland Ordinances are not permitted on Class VI roads. Camper if left on property becomes a permanent structure not a RV because they are not temporary as definition of Section 104 of the Ordinances which defines "Camps" - Land on which are located one or more cabins, trailers, tent sites, shelters, houseboats or other accommodations suitable for seasonal or temporary living purposes, excluding mobile homes. Campers also fall under Dwelling in Section 104. Section 402 states no land development permitted on Class VI. See attached letter.
1. Alison Fissette - A number of people have campers in these areas and are in violation of the Town Ordinances.
 2. Reeder - Research needs to be done to find out when and why camps were not permitted. If by warrant article date it was voted on. Discuss further once research is completed.
- B. Site Plan Request - No reply to request for updated site plan from Larkin. Second notice to be sent according to Zoning Violation Enforcement Policy.
- C. Clock Cabinet - Scanlan - Clock cabinet was built in its entirety rather than just the base. Cabinet maker wanted to get it done for the Town and easier to do without the clock inside. Reduced cost from \$16,500 to \$11,500. Motion was made by Frank Reeder, seconded by Bill McGahie to use the Cabinet fund of \$7,015.00, \$1000 of the Clock Capital Reserve Fund leaving remaining \$1334 for future maintenance, and remaining balance of \$3485 to be paid from Town Hall Repair Fund. Motion passed 3-0. Reeder - Contract not in place before complete cabinet built. Good business to have a contract in place and money approved before any future projects take place.
- D. Old Home Days - Final schedule sent to residents by Old Home Days Committee. Ribbon Cutting for Veterans Monument to take place after the parade on Saturday morning. Huge effort by Perry Masonry to complete the Monument and walkway, Cathy Watson and the Ferguson's for fundraising and getting the gazebo in place, and Bill Fletcher, D'Avanza Clock Repair and MHS Architectural Millwork for returning the beautifully restored clock to its home in the Town Hall. All three projects are in place for residents to see at Old Home Days.
- E. Building Permit Form - State of NH requires a licensed plumber for all plumbing. A licensed electrician is required with the exception that a person can do their own wiring for a home they live in. The new permit form has license information added. Permit form to be completed during the process of building with various inspections to take place. Completed form with signed certificate of occupancy if applicable to be filed.

6. New Business

Signature Approval was given for the following:

Payroll 7/25/2023, 8/9/2023	HealthTrust \$6552.31	Amazon \$75.07
Payroll Taxes 7/27/2023, 8/10/2023	Retirement \$2313.85	General Journal 839
Solar Exemptions	Compuchecks \$100.84	Grader Payment
Cemetery Deed	Invoice Cloud \$34.90	Bank Statements
Pistol Permit	USPS \$224.58	

- A. Unpermitted Construction - Alison Fissette - Property currently being listed as 3 bedroom that Town has assessed as 2 bedroom. Listing also says new 2 bedroom septic. No building permit for 3rd bedroom. How does Town deal with the unpermitted extra room? Reeder - Town is often not aware of changes until property is sold since the assessor is limited to access. Need to ask Municipal lawyers how to deal with when made aware of. Will have to follow up once we know the best way to handle legally.
- B. Complete Streets - Snowdon - 100% funding opportunities, Multi step process creating safer streets. <https://www.mastnh.org/2023-complete-streets-grant/> Application deadline September 22, 2023 and project completion date December 2024. Some project ideas might be: Speed signs that can be moved to places around town, crosswalk on Route 63, sidewalks near school if state allows. Reeder - Plan for where signs could go safely and how to protect them from vandalization as well as approvals from the state for anything proposed on state roads would need to be completed before application to ensure project(s) could be done by deadline.
- C. Flashing Light Goodrums/Route 12 - Selectboard has received 2 requests to petition state for a flashing light at the intersection of Goodrums and Route 12. Have been told data won't support the need for anything there before, but can write a letter to the state and ask.
- D. Motion made by Frank Reeder and seconded by John Snowdon to accept donation per RSA 31:19 for the Veteran's Memorial Fund in the amount of \$200. Motion passed 3-0
- E. Motion made by Frank Reeder and seconded by John Snowdon to accept donation per RSA 31:19 for office chair for the Fire Station. Motion passed 3-0
- F. Motion made by Frank Reeder and seconded by Bill McGahie to accept donation per RSA 31:19 for the Cemetery Trust Fund in the amount of \$600. Motion passed 3-0
- G. Motion made by Frank Reeder and seconded by Bill McGahie to accept donation per RSA 31:19 for the Old Home Days Fund in the amount of \$160. Motion passed 3-0

7. Correspondence:

- A. Cathy Watson - Solar Exemption - Town Warrant Article 12 adopted provisions of RSA 72:61-64 but stipulates up to \$30,000. State RSA says 100%. Taxes at Barn and Thistle nearly tripled after first purchased and added solar assessment will make them increase more since the new system is \$50,000. Reeder - Need to ask the Town Attorney if the Town had authority to cap a state RSA. Amount recommended to the Town, but need to know how to proceed and potentially change to the state 100% as other towns allow.
- B. NHDOT - Highway Grant 2024 total \$82,662.30

8. A motion was made by Frank Reeder, seconded by John Snowdon to enter into a non-public session per RSA 91-A:3,II(c) at 3:29pm. Motion passed 3-0.
9. A motion was made by Frank Reeder, second by John Snowdon, to seal the non-public session minutes and return to public session at 3:45pm. Motion passed 3-0.
10. The meeting was adjourned at 3:45pm

Respectfully submitted,
Jodi Scanlan
Town Administrator

NEXT MEETING TUESDAY AUGUST 22, 2023 6:00PM MINUTES ARE INITIALLY POSTED AS UNAPPROVED SELECTMEN SIGNATURES DENOTE APPROVAL

BOARD OF SELECTMEN

Frank Reeder, Chairman

John Snowdon

William McGahie

BRADLEY & FAULKNER, PC

ATTORNEYS AT LAW

Homer S. Bradley, Jr.
Gary J. Kinyon

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August 8, 2023

Town of Westmoreland Selectboard
P.O. Box 55
Westmoreland, NH 03467

Re: Legal Opinion

Dear Board:

You have asked for my legal opinion regarding the following. There are currently vacant lots for sale on a Class VI road in the Town. Some of these vacant lots have campers on the property. The question has arisen whether, under the Westmoreland Zoning Ordinance ("Ordinance") campers can be placed on these lots for permanent occupancy (referred to here as "Campers"). Some of the campers have "porta potties" and are located more than 6' from a property line (presumably to comply with setback requirements?). I further understand that there may be a landowner seeking approval of a site described above whose land is a single, very large tract which has frontage on a town-maintained road and frontage on a Class VI road; the Camper would be accessed via the Class VI road. In providing this opinion, I reviewed the Westmoreland Zoning Ordinance, Building Ordinance, and New Hampshire law.

The Campers for which approval is sought fall under the definition of Section 104 of the Ordinance which defines "Camps" ("Camps: Land on which are located one or more cabins, trailers, tent sites, shelters, houseboats or other accommodations suitable for seasonal or temporary living purposes, excluding mobile homes").

In addition, the Campers fall under the definition of a "Dwelling Unit" under Section 104 of the Ordinance because Dwelling Unit includes any building used as living quarters for a family. The Ordinance Section 104 defines "Structure" as anything "constructed or erected, the use of which requires location on the ground, or attachment to something located on the ground. Fences, stone walls and flag poles shall not be considered Structures." Section 104 defines "Building" as a "Structure having a roof supported by columns or walls and intended for the shelter or enclosure of persons, animals, or chattel." Given these definitions, Campers fall within the definition of "Dwelling Units", "Structures" and Buildings under the Ordinance.

The Campers do not qualify as a "Recreational Vehicle" under Section 104 of the Ordinance, because they are not temporary living quarters.

Section 4:04 of the Zoning Ordinance states it is "unlawful to commence work on erection or alteration of any building or structure until the Building Inspector has duly granted a permit for such erection or alteration." Since the Campers and other improvements related to the Campers are structures under the Zoning Ordinance, a building permit is required.

Section 402 of the Zoning Ordinance states no land development may be permitted on lots, **which do not have required frontage on a public road, which is a Class V, or better.** Thus, no land development is permitted on a Class VI road under the Zoning Ordinance. Placement of Campers on a land for permanent occupation would be land development; thus, I don't believe Campers are permitted on a Class VI road under the Zoning Ordinance.

Based on the analysis above, it is my opinion that the Westmoreland Zoning and Building Ordinances do not permit Campers on Class VI roads.

In addition, New Hampshire state law, RSA 674:41 provides that no building permit shall be issued if the street giving access is a Class VI highway, as here, unless: (1) the Selectboard after review and comment by the Planning Board votes to authorize the issuance of building permits on the Class VI highway; the town neither assumes responsibility for maintenance of the Class VI highway nor liability for any damages resulting from its use; and prior to the issuance of any building permit if the above conditions are met, there is filed in the Cheshire County Registry of Deeds evidence of the notice of the limits of town responsibility and liability.

Accordingly, approval from the Town Selectboard under RSA 674:41 is also needed for Campers on a Class VI road.

Below are relevant excerpts from the Zoning and Building Ordinances. Please contact me with any questions.

ZONING ORDINANCE:

Section 102 Intent: It is the intent of this Zoning Ordinance to provide for orderly community growth and to further the purposes established under New Hampshire RSA 674:17.

Section 103 Definitions:

Except where specifically defined herein, all words used in these Regulations and certain terms or words shall carry their customary meanings. Words used in the present tense include the future, and the singular includes the plural; the word "lot" includes "plot"; the word "building" includes "structure"; the word "shall" is mandatory; "occupied" or "used" shall be considered as though followed by "or intended, arranged or designed to be used or occupied"; "person" includes individual partnership, association, corporation, company or organization. The Board of Adjustment shall clarify doubt as to the precise meaning of any word used in these Regulations.

Section 104 Terms:

Camps: Land on which are located one or more cabins, trailers, tent sites, shelters, houseboats or other accommodations suitable for seasonal or temporary living purposes, excluding mobile homes.

Dwelling Unit: Building or part thereof used as living quarters for one family. The terms "dwelling", "one-family dwelling", "two-family dwelling", or "dwelling group" shall not include a motel, hotel, boarding house, tourist home, recreation vehicle or similar structure.

Lot: Land occupied or to be occupied by a building and its accessory buildings, together with the required open spaces, having not less than the minimum area, width, depth and frontage on a street required in the district in which such lot is situated.

Recreational Vehicle: A self-propelled or towed vehicle that is equipped to serve as temporary living quarters for recreational, camping, or travel purposes and is used solely as a family or personal conveyance. (NH RSA 259:84-a)

Street: A Class V or better highway for vehicular traffic as defined in RSA 231 which is laid out and maintained by the Town. (For purposes of this ordinance, the terms "public way", "public street", "public road", and "highway" all mean street").

Structure: Anything constructed or erected, the use of which requires location on the ground, or attachment to something located on the ground. Fences, stonewalls and flag poles shall not be considered structures.

Structure, Portable: A tool shed, hen house, gazebo, etc. that can be moved intact, is off the ground and does not exceed 160 square feet.

Trailer: Includes any vehicle used as sleeping or camping or living quarters mounted on wheels or a camper body usually mounted on a truck; and any vehicle which is customarily towed by a motor vehicle and used for carrying goods, equipment, machinery, boats or as an office.

Use, Permitted: Use specifically allowed in a zoning district excluding illegal uses and non-conforming uses.

Section 204 Application of Regulations:

Except as hereinafter provided, no building or structure shall be erected, moved, altered or extended, and no land, building or structure or part thereof, shall be occupied or used unless in conformity with the regulations herein specified for the district in which it is located. Any use not permitted by these Regulations shall be deemed prohibited.

Section 301 Zoning Permit:

Section 301.1 Need for Permit:

Written application for a zoning permit must be filed with the Town of Westmoreland for any of the following, except as provided for in the Revised Statutes, Annotated, of the State of New Hampshire. Until a zoning permit has been obtained from the Zoning Administrator (or, if the permit is denied, until the Zoning Board of Adjustment has directed that a permit be issued), none of the following shall commence:

- A. The erection or use of any new building, exterior sign, or other structure.
- B. The alteration, restoration, moving or demolition of any building, structure, exterior sign or part thereof, excluding, however, alterations constituting normal maintenance.
- C. Any use of premises which would constitute a departure from the terms of this ordinance, including, without limiting the generality of the foregoing, a change in the nature of the use of any building or premises to a nonconforming use from any lawful prior use, the expansion of any existing lawful non-conforming use, or any change in lot size or shape which would result in a violation of area or dimensional regulations.

Section 402 Required Frontage on Public Roads:

No land development may be permitted on lots, which do not have required frontage on a public road, which is Class V, or better.

Section 4:04: It shall be unlawful for any person to commence work on erection or alteration of any building or structure until the Building Inspector has duly granted a permit for such erection or alteration.

Section 416 Temporary Uses and Structures:

Temporary permits may be issued by the Zoning Administrator for a period not exceeding one year for non-conforming uses incidental to construction projects, provided such permits are conditioned upon agreement by the owner to remove the structure or use upon expiration of the permit. Such permits may be renewed upon application for an additional period not exceeding one year.

Section 449 Camping Trailers:

It shall be unlawful to park an occupied recreation vehicle on any public or private property for more than thirty (30) days in any 12-month period, except in accordance with this Ordinance as follows:

- A. In an approved trailer camp.
- B. Unoccupied, in an approved camping trailer sales lot.
- C. The owner of a recreation vehicle may park on his own property, in the rear or side yards, provided that the recreational vehicle is parked behind the front face of the principal building and no closer than 6' to any lot line. A recreation vehicle so parked shall not be used as living quarters with the following exception. A recreation vehicle parked on the owner's property shall not be hooked up to any utilities for more than thirty (30) days in any 12-month period.

Each such recreation vehicle shall have adequate and readily accessible toilet, lavatory disposal facilities and kitchen facilities. Recreation vehicles not suited or converted for overnight occupancy shall not be permitted in any zoning district under any circumstances for overnight occupancy.

Section 450 Trailer Camp Permits:

A. No person or persons shall construct or operate a trailer camp without first obtaining site plan approval from the Planning Board and a permit from the Zoning Administrator. Before such a permit may be issued, there must be a favorable recommendation by a majority of the Planning Board. Before issuing a trailer camp permit, the Planning Board shall require a performance bond from the operator of the Camp to assure that the Camp is maintained in a satisfactory manner.

B. Application for a trailer camp site approval shall be made to the Planning Board. The application shall be accompanied with a site plan and drawings prepared by a professional engineer, showing the property lines and area of the camp, a contour map, a layout of the roads,

walkways, trailer lots, parking areas, garbage collection stations, electrical distribution, water lines, sanitary sewer facilities and storm drainage facilities.

C. The Planning Board may accept the proposed plans, accept the proposed plans with recommended changes or reject the plans.

BUILDING ORDINANCE

ARTICLE I

PURPOSE SECTION 1:01: To promote the health, safety, convenience, prosperity, and general welfare of the Town of Westmoreland and to protect and enhance the value of its properties, the following regulations are hereby enacted by the voters of Westmoreland.

ARTICLE II

REGULATIONS SECTION 2:01: All land shall be subject to the following regulations, restrictions and conditions.

SECTION 2:05:

Every dwelling unit or other building or addition thereto, shall be required to follow the setbacks as set forth in the Zoning Ordinances for their district. Every dwelling unit shall have a minimum ground floor area of 600 square feet, exclusive of porches, breezeways, garages, sheds or similar areas.

SECTION 2:10 Sewerage & Water:

All dwelling units used for permanent human occupancy must be supplied with running hot and cold water properly connected with the following fixtures: kitchen sink, lavatory sink, tub or shower, water closet (unless a dry composting toilet is installed in compliance with 2:10 paragraph 2). These fixtures must be connected with a sewage and/or wastewater disposal system that has been approved by the New Hampshire Department of Environmental Services. A family-sized commercial dry composting toilet may be allowed in lieu of a water closet. Such a system must first be approved in writing by the local Health Officer or equivalent based on the determination that said system will not endanger the health of any person or cause a nuisance and that the end product will be disposed of in a sanitary manner. All other requirements in the first paragraph of Section 2:10 must be met.

NEW HAMPSHIRE LAW:

674:41 Erection of Buildings on Streets; Appeals. –

I. From and after the time when a planning board shall expressly have been granted the authority to approve or disapprove plats by a municipality, as described in RSA 674:35, no building shall be erected on any lot within any part of the municipality nor shall a building permit be issued for the erection of a building unless the street giving access to the lot upon which such building is proposed to be placed:

(a) Shall have been accepted or opened as, or shall otherwise have received the legal status of, a class V or better highway prior to that time; or

(b) Corresponds in its location and lines with:

- (1) **A street shown on the official map; or**
- (2) A street on a subdivision plat approved by the planning board; or
- (3) A street on a street plat made by and adopted by the planning board; or
- (4) A street located and accepted by the local legislative body of the municipality, after submission to the planning board, and, in case of the planning board's disapproval, by the favorable vote required in RSA 674:40; or ...

...(c) **Is a class VI highway, provided that:**

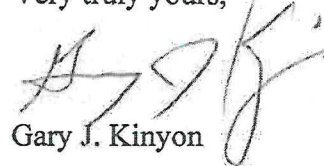
- (1) The local governing body after review and comment by the planning board has voted to authorize the issuance of building permits for the erection of buildings on said class VI highway or a portion thereof; and
- (2) The municipality neither assumes responsibility for maintenance of said class VI highway nor liability for any damages resulting from the use thereof; and
- (3) Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds;

II. Whenever the enforcement of the provisions of this section would entail practical difficulty or unnecessary hardship, and when the circumstances of the case do not require the building, structure or part thereof to be related to existing or proposed streets, the applicant for such permit may appeal from the decision of the administrative officer having charge of the issuance of permits to the zoning board of adjustment in any municipality which has adopted zoning regulations in accordance with RSA 674, or, in municipalities in which no board of adjustment exists, to the local legislative body, or to a board of appeals, whichever is appropriate, in accordance with RSA 674:14 and 674:15, including the requirement for a public hearing. In a municipality which does not require building permits, direct application may be made to the

zoning board of adjustment, or the local legislative body, or the board of appeals for permission to erect the building. In passing on such appeal or application, the board of adjustment, local legislative body, or board of appeals may make any reasonable exception and shall have the power to authorize or issue a permit, subject to such conditions as it may impose, if the issuance of the permit or erection of the building would not tend to distort the official map or increase the difficulty of carrying out the master plan upon which it is based, and if erection of the building or issuance of the permit will not cause hardship to future purchasers or undue financial impact on the municipality. Any such decision made in this connection by a board of adjustment, local legislative body, or by a board of appeals pursuant to this section and RSA 674:14 and 674:15 shall be in writing, together with the reasons for the decision, and shall be subject to review in the manner described in RSA 677.

III. This section shall supersede any less stringent local ordinance, code or regulation, and no existing lot or tract of land shall be exempted from the provisions of this section except in accordance with the procedures expressly set forth in this section. For purposes of paragraph I, "the street giving access to the lot" means a street or way abutting the lot and upon which the lot has frontage. It does not include a street from which the sole access to the lot is via a private easement or right-of-way, unless such easement or right-of-way also meets the criteria set forth in subparagraphs I(a), (b), (c), (d), or (e).

Very truly yours,

A handwritten signature in black ink, appearing to read "GJK", is written over the typed name "Gary J. Kinyon".

Gary J. Kinyon

Attn: Selectmen - Official Complaint Follow-up

Barry Shonbeck <bshonbeck@gmail.com>

Thu 5/18/2023 12:35 PM

To:Admin WestmorelandNH <admin@westmorelandnh.com>

External (bshonbeck@gmail.com)

[Report This Email](#) [FAQ](#) [GoDaddy Advanced Email Security, Powered by INKY](#)

Hi,

I attended the meeting on Tuesday May 21st to hear the Selectmen's response to my Larkin complaint. I've never been to a Selectboard meeting and was surprised at the way they are handled. I guess I was expecting a format like that found at a Planning or Zoning Board meeting where I would be able to present details. I was also surprised that the Board warned the landowners in the Harvey Pond issue to not put a spade in the ground or else DES could become involved yet no similar concern in regards to the excavation and fill in the Larkin issue.

At the end of it, it seemed that my complaint had been distilled to the singular issue of the berm being installed because it wasn't on the original 2012 site plan. That's an over-simplification. Yes, I'm concerned about the berm but I'm just as concerned that there have been significant changes implemented that were not presented to the public at the Zoning and Planning meetings in 2012. Mr. Larkin had an interesting tale (feces, urine, seven years in the hospital, moving the brook, \$30K of destroyed tools, getting lawyers involved, etc), none of which had bearing on the subject. He stated his engineer told him that the implemented changes were not deserving of a new plan (if I understood his hard to follow story) with no evidence that an engineer was involved.

In the meeting, Mr. Larkin stated that he had made a change from the original crushed rock and wood chips to hardpack. Because hardpack is considered impervious, that means that storm water run-off from his construction business is shunted directly into the brook. I've got to believe that's not appropriate. And now a much larger portion of the site can be used as parking (covered in hardpack) as compared to the original plan.

I've since had correspondence with Lauren Bresset who forwarded to me the same info that she sent to the Selectboard. She emphasized that the berm and supporting RSA that the Board referenced in the meeting was for property owners who were trying to manage stormwater run-off from their property into a body of water. That is not the case here. This berm is to prevent water that normally would enter their property from doing so and thereby push it to adjacent properties. The same is true for having raised the ground level along the brook on the eastern side of the Larkin property.

I would hope that the Board would ask that the site be visited by people (Planning Board, Zoning Board, Building Inspector, Conservation Commission, others?) to determine if the current site meets the features set forth in the original approved plan and the recent changes meet current Westmoreland zoning and NH waterway requirements. Knowledge of setbacks as it relates to waterways would be important. Section 452 of the town zoning is interesting in this regard along with the information that Lauren Bresset provided the Board. Also, I would argue that the greater coverage of the lot in hardpack along with the building footprints and driveway exceeds the commercial district

lot coverage allowance of 75%. By definition in our zoning, Lot Coverage includes "any manmade improvements on the ground surface, such as paving, crushed stone, and gravel".

Please let me know what future plans on this issue are,
Barry Shonbeck

On 5/1/2023 8:16 AM, Admin WestmorelandNH wrote:

Thank you. I will have the selectmen discuss at tomorrow's meeting at 1pm

Jodi Scanlan
Town Administrator
780 Route 63
PO Box 55
Westmoreland, NH 03467
603-399-4471
admin@westmorelandnh.com

From: Barry Shonbeck <bshonbeck@gmail.com>
Sent: Friday, April 28, 2023 11:08 AM
To: Admin WestmorelandNH <admin@westmorelandnh.com>
Subject: Attn: Selectmen - Official Complaint / Inquiry

Hi,

Could you please give this to the selectmen. I was advised by DES that it would be preferable to try to deal with this at the local level before submitting a formal DES inquiry.

Also, could you respond that this was received? Given the problems we've had with town email addresses, I would feel better knowing it got there.

Thanks,
Barry