

**Westmoreland Planning Board
June 30, 2022 Minutes**

Attending: Lauren Bressett, Bruce Smith, Tim Thompson, Larry Siegel, Liana Capra (seated for Alison Fissette), John Snowdon (selectman representative), Excused: Alison Fissette, Kristen Riley (clerk), Jim Starkey. Also present: Jacob Freedman from Mill Brook Storage and Josh Joslyn from Graz engineering)

Lauren Bressett called meeting to order at 5:00 P.M. Motion to accept minutes of the June 20th meeting was brought forward by Liana Capra, seconded by Larry Siegal. All voted in favor, minutes were passed as written.

Lauren continued the Freeman subdivision hearing to Jacob Freedman regarding the revised small subdivision plat of Mill Brook Storage provided. The revised Plat presented, indicated items requested at the last meeting including the easement for PSNH, the driveway to the house lot, the well/wells and loading area for the septic.

Lauren relayed that town counsel had suggested three options regarding the current shared well. The first was to give an easement to the existing well on Mill Brook Storage to the house property. Second, to grant an easement to the exiting well that could be discontinued when a new well was installed. Third would be to install a well for the house property. Mr. Freeman opted for having an easement to the well which would be discontinued upon sale and install of a well on the house property.

Next item discussed was the frontage discrepancy. The Planning Board cannot approve a subdivision not in accordance with the Zoning Variance. The applicant would be required to go to zoning for a variance to approve frontage as written on the current submitted plat. A copy of the new notice of decision would be required by the Planning Board.

Regarding hazardous storage: Jacob provided the Board with material from NH Environmental Services titled, Hazardous Waste Generator Classification. Bruce elaborated and clarified some information on this subject. It was made clear that hazardous storage and hazardous waste generation mean different things. Jacob also provided us with a copy of his rental lease which states that any hazard storage would be within state and federal guide lines and hazardous waste would not be allowed. Jacob also stated that the property use is for storage not for conducting business which might be a producer of hazardous waste.

Larry Siegal made a motion to approve the subdivision with the following conditions:

- State approval of the subdivision by the NH Department of Environmental Services, Subsurface Systems Bureau
- Zoning variance which approves the same frontage as shown on the submitted plat.
- A copy of the rental lease verifying the hazardous storage wording (this was provided as stated above)
- A copy of the deed or document filed with the Registry of Deeds showing the easements for the driveway, the well access, and the well head and septic set aside.

Bruce Smith seconded the motion, all voted in favor of approving the subdivision with the stated conditions.

Liana brought up the need for a Site Plan. Lauren said that a formal Site Plan was also a requirement of the Zoning Board. Josh Joslyn provided site plan plats which the board reviewed. The only item that was not apparent on the Plat was the signature block and stamp which Josh Joslyn said he would provide for the signed copies and a signed application. There were no significant changes from the existing conditions. Bruce moved the site plan be accepted as provided with the above conditions. Larry seconded the motion. All voted in favor of accepting the site plan.

Jason had another item he wanted to bring up. This was in relation to past uses of the property and buildings. He had noted that there was no history recorded of those uses and wondered if past uses would be grandfathered in the event a building wanted to be utilized for a past use. He wanted to provide documentation of past uses to be added to the property file. Lauren said this is a matter for the selectman and John Snowden agreed with the opinion that this could mean a change in use. It was suggested by Lauren and John that Josh gather what information he could about past uses and present them to the Selectmen asking they become part of the record. It was noted if a past use of a building would be requested, it would most likely require to be operated under current ordinances if a change back to a previous use was approved.

Larry motioned to adjourn, Liana seconded.

Meeting adjourned at 6:00 P.M.

Liana Capra (recorder)