

**TOWN OF WESTMORELAND**  
**Planning Board**  
**PO Box 55**  
**Westmoreland, NH 04367**

The meeting of the Planning Board convened at 7:30 p.m. on April 11, 2006.

Present: Wesley Staples, Lauren Bressett, Laurie Burt, Robert Harcke, Walter Detjue

Absent: Jim Ashworth.

Minutes were read and a motion was made to accept by Bob Harke, Walter seconded, minutes approved.

( John Lukin from the Open Space Committee spoke with the Planning Board as to the mission of this new committee. Their goals as to saving open space and making landowners aware of their goals. Phil Auger of the UNH Cooperative Extension will be having an informal discussion at the Town Hall on May 3rd, 2006 at 7:30 p.m. and the Open Space Committee would like the Planning Board to attend this meeting. This will be a discussion of the "rural character of the town" and what are the priorities of the Open Space Committee and who are the landowners and what are there interests.

Gary Smith came in for information on a lot line adjustment. (3 lots on Old County Road), he would like to take acreage for one parcel and join it with another to make I 1 +/- acres with one. Wesley suggested that he do a map and that he takes 3 acres from the 12 acre lot, because if lots IA or 2 was kept with 10 acres it could stay in current use. Mr. Smith was told that he will need a survey, and that he should speak with the surveyor in reference to keeping parts of this lot in current use (10 acres needed excluding driveway, house etc..). A current use plan must be submitted to the selectmen. The new plan should have 11 acres plus the house lot. Mr. Smith asked about leaving enough road frontage with the other lot even though it is a class VI road that the other lot is on. Mr. Smith will be contacting a surveyor. Lauren explained that the zone restricted the frontage - forestry residential (500 ft needed for frontage in that zone). Bob mentioned that when Mr. Smith came back in that he should have enough maps for all board members to look at.

Elizabeth Dewey came in and wanted the board members to review the map that she would be presenting. Lauren explained that because it had been so long that we could not rule on any of this abutters would have to be notified and that Laurie would have to post a hearing notice. Mrs. Dewey understood that. After a review of the map, Mrs. Dewey was informed that she had two houses on one lot that made this a non-conforming lot and if the lot was not made into two with the proper frontage and the board is not a liberty to make a non-conforming lot more non-conforming. Mrs. Dewey told the board

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she was never told of this issue. (See minutes of December 2005). The board also explained that a letter from Kenneth Walker giving his permission for the turnaround would be needed as Mrs. Dewey has put the turnaround for this road extension on Mr. Walker's land. Mrs. Dewey was told that all names of abutters should be submitted to Laurie by April 21, 2006 for the May meeting. (notices have to be sent certified mail).

Panel Pro sent final map for approval. Motion to accept was made by Walter, seconded Bob. Approved by all.

Question on the Flood Plan has been asked by FEMA, Laurie to talk with Tricia about getting ordinance to FEMA.

Discussion on a list of potential new members will be given to Selectmen for approval.

Bob got prices for copies of the Zoning map \$25.00 for map, \$50 to \$60 for overlay. Motion was made to purchase these from SWRP by Wesley seconded by Bob, approved by all.

Bob has been doing research from other towns in reference to site plan review for coverage of lots, buildings and impermeable, he covered - Brattleboro, Hinsdale, Chesterfield, Swanzey and Walpole. Bob brought up that we don't have some of the things that would attract business i.e. - 3 phase power, public water etc. The planning board will be reviewing this and other ordinances.

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Motion to adjourn was made by Walter seconded by Bob.

Respectfully Submitted,

Laurie Burt  
Secretary WPB