

Westmoreland Zoning Board of Adjustment
Minutes of January 21, 2015 Meeting

These minutes are unapproved until voted on by the Board.

Present: Chairman, Peter Remy; Barry Shonbeck, Brian Merry, Russ Huntley, Nancy Ranson, Ernie Perham, Bill Campbell.

Chairman Remy opened the meeting at 7pm by updating the Board members about the Planning Board meeting on the Graves site plan review. The Planning Board decided to hire an engineer to review the application materials and have the independent opinions of a knowledgeable person.

The Board members reviewed the minutes of the December 17, 2014 meeting. Barry Shonbeck made a motion to accept the minutes as written and Bill Campbell seconded. All voted in favor.

At 7:30pm Chairman Remy opened the hearing on the Perry/Szuch application which had been continued from December 17, 2014.

The applicants were seeking a Variance from the setback requirements as stated in Table 505 of the Westmoreland Zoning Ordinances, to obtain a Building Permit for a new house on their property located at 22 Ferry Road on Map R-11, Lot 12 in the Rural Residential District.

The previous hearing had been continued in order for the applicants to gather more exact measurements for the placement of the proposed house and septic system.

Deb Perry brought pictures and maps of the lot which had been prepared by their engineer, Tom Forrest. She said that Variances were needed for the distance from the proposed house site to the road and also a Variance for the distance of the septic system from the Connecticut River. The requirement of the state is a fifty foot distance but the Westmoreland Zoning Ordinance Section 452.3 requires a seventy-five foot distance.

Chairman Remy examined the original application which did not include the request for a wetlands variance. This meant that new notifications must be prepared for the abutters and public notices posted. A new hearing was scheduled for February 18, 2015. Chairman Remy asked if the applicants would prefer to have both Variance applications heard at the February hearing or would they like to go ahead with the original application. The applicants decided to wait until February.

Mr. Shonbeck moved to continue the hearing until February 18, 2015 and Mr. Merry seconded. All voted in favor.

Chairman Remy reminded the Board that since this was the first meeting of the year an election must be held for Chairman and Vice-Chairman.

Mr. Merry nominated Mr. Remy for Chairman and Mr. Huntley seconded. All voted in favor. Ms. Ranson nominated Mr. Shonbeck for Vice-Chairman and Mr. Huntley seconded. All voted in favor.

Ms. Ranson moved to adjourn the meeting and Mr. Merry seconded. All voted in favor. The meeting adjourned at 8:20pm.

Respectfully submitted by Jacqueline Cleary, Zoning Board Clerk