

Westmoreland Zoning Board of Adjustment

Minutes of December 17, 2014 Meeting

These Minutes were approved by the Board on January 21, 2015.

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

At 7:00 PM Chairman Remy convened the meeting and asked the Board members to review the minutes of November 19, 2014. Nancy Ranson moved to accept the minutes as read and Barry Shonbeck seconded the motion. All voted in favor.

Bill Campbell asked about the decision made by the Board on the Heidi Watts hearing in December. Chairman Remy said that the Board had granted the Special Exception for the ADU (Accessory Dwelling Unit) with the condition that the septic system had a state approved plan. Ms. Watts, through her architect, Chip Greenberg, had provided the engineer's plan and specs for the septic system that had been installed when the house was built. The system had been approved by the State of NH and would be sufficient for the one or two people Ms. Watts planned to have occupying the ADU. Mr. Remy said that the condition had been satisfied.

At 7:30 PM Chairman Remy opened the Perry/Szuch hearing which had been continued from November 19, 2014.

Deborah Perry and James Szuch are 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.

Deborah Perry explained that due to a series of snow and sleet storms, their engineer, Tom Forrest, had been unable to survey the area of the property for the

required setbacks. She requested another continuance until the January 21, 2015 hearing.

Chairman Remy said that Section 452 of the Westmoreland Ordinances might be addressed by applying for a Variance from that ordinance.

Mr. Shonbeck reminded the applicants that it must be known whether the lot is in a flood prone or flood plain area. Mr. Remy suggested that Tom Forrest could probably determine that and Mr. Shonbeck read from the Ordinance booklet that the Town Office should have information about historical wetlands and/or flood prone areas. Mr. Remy said that the town's regulations are more stringent than the state regulations.

Mr. Shonbeck made a motion to continue the hearing until Wednesday, January 21, 2015 at 7:30 PM. Nancy Ranson seconded the motion and all voted in favor.

Mr. Shonbeck moved to adjourn the meeting at 7:50PM and Ms. Ranson seconded the motion. All voted in favor.