

Westmoreland Zoning Board of Adjustment
Unapproved Meeting Minutes

21 June 2023

Board Members Present

Peter Remy, Nancy Ranson, Brian Merry

ZBA Support Staff Present

Vicki Reeder, Interim Clerk, Kailen Willette, Incoming Clerk; Larry Muchmore, Building Inspector

Public Present

Ian Dewey, applicant; Brian Tilton, observer

Minutes

At 7:05 p.m., Chairman Remy opened the Public Hearing. **Ian Dewey's application** for a Special Exception to build an Accessory Dwelling Unit was presented to the Board. Mr. Dewey spoke to each of the 11 criteria contained in Section 407.2 of the Town Ordinance. The ADU is being constructed to house his elderly mother. It will be part of the existing home and is far removed from any required set-backs. The ADU will not have access to the basement or attic and is 900 square feet (sf). The primary egress is through a door/porch at the back of the house and will be constructed to match the existing building's appearance. The other egress is into the main home, which has additional exit doors. Water and sewer will be connected into the main house, which has a sewer system rated for a four-bedroom home. Parking is not applicable, as the resident will not be driving. The ADU will not be visible from the street.

Ms. Ranson requested to review drawings of the planned ADU. Mr. Dewey confirmed explained how the ADU will fit into the existing structure and confirmed that a full kitchen will not be installed. Building Inspector Muchmore confirmed that the Planning Board does not need to approve of this application.

Observer Brian Tilton enquired about the 900 sf limitation, as he is interested in constructing a 1200 sf ADU. He was informed that anything exceeding 900 sf would require a Variance, even though it was planned to be a part of an existing structure. Mr. Remy indicated he would speak with Lauren Bressett, Chair of the Planning Board, to determine rationale for the 900 sf limit in preparation for Variance discussions. Note: Mr. Tilton remarked that NH State requires ADUs to be larger than 400 sf, but no maximum limit is given.

Mr. Merry moved to grant Mr. Dewey's application to construct an ADU at 33 Hunt Road; Ms. Ranson seconded the motion. **The Board unanimously approved Mr. Dewey's application.**

The Public Hearing portion of the meeting concluded at 7:19 p.m. and the Board continued its discussion of administrative business. The 17 May 2023 meeting minutes were reviewed and discussed. Ms. Ranson moved to accept the minutes as written and Mr. Merry seconded. Chairman Remy provided feedback on the Rules of Procedure and submitted his comments to Ms. Willette for incorporation into a new draft. Once the Chair's revisions are incorporated, the updated version will be distributed to other ZBA members for input.

At 7:37 p.m., Ms. Ranson moved to adjourn with Mr. Merry's second. The Board unanimously agreed and the meeting was closed.