

# Westmoreland Zoning Board of Adjustment

## Unapproved Meeting Minutes

21 September 2023

### **Board Members Present**

Peter Remy, Nancy Ranson, Brian Merry, Alan Bell, John Harris

### **ZBA Supporting Staff**

Kaelyn Willette, ZBA Clerk

### **Public Present**

Matthew Lilly; Applicant, Karen, Larry Muchmore, John Snowdon

### **Minutes**

At 6:45pm the board started by reviewing the meeting minutes from 16 August 2023.

At 7:00pm, Chairman Remy opened the public hearing and invited Matthew Lilly to discuss his application for adding a food truck at Jingles. Mr. Lilly started discussing why he wants to put a food truck down at Jingles. The food truck will be open from 5am-4pm 7 days a week Monday thru Sunday. There will be about 4-hour window for breakfast and lunch. People are going to be able to call and order online for pickup. Mr. Merry asked about seating; there will 3 picnic tables, along with a porta potty for the public to use. The porta potty and gray water will be pumped every Friday morning. The food truck is 8ft wide by 24ft long, situated at the end of Jingles. There are two exits one on Mt. Gilboa Road, and Route 12.

Mr. Snowdon added in that there are a few changes that needed to updated to the site plan, and at a quick glance it looked like Mr. Lilly had done the changes.

At 7:10 pm Chairman Remy asked Mr. Lilly to go over and answer the 4 requirements of a special exception. The location is appropriate, with ample parking, and sufficient lighting that will be pointed downward. There will be no more traffic than what is already on Route 12. The food truck will not reduce the value of the property, and will not be injurious, obnoxious, or offensive to the neighborhood. Mr. Lilly does not see any changes that would result in hazards or nuisances to vehicles or pedestrians. The food trailer is new and will be kept clean. There will be a porta potty available during operating hours.

Mr. Merry asked if there is any new signage; there is a sign on the side of the food trailer, it is a circle with the name on it "Fatman's Table". Mr. Bell asked when he predicts to open; Mr. Lilly is hoping to open as soon as possible.

At 7:17pm Mr. Bell motioned to approve Mr. Lilly's application to put a food truck at Jingles. Mr. Harris seconded. The board unanimously approved Matthew Lilly's application for special exception.

At 7:19pm Mr. Bell moved to accept the meeting minutes for 16 August 2023, Mr. Harris seconded. Mrs. Ranson moved adjourn the meeting; Mr. Bell seconded. The board unanimously agreed and the meeting concluded.