

Zoning Board Of Adjustment
Unapproved Meeting Minutes
May 20, 2026

Board present: Peter Remy, Alan Bell, John Harris, Ernie Perham

Alternate: Susan Alejandro

Supporting Staff: Kaelyn Willette; Clerk

Public Present: Randall Walter, Jason Kats, Sharon Combes, Kara Dubois, Brandon Cody and others.

Minutes

Chairman Peter Remy opened the continued public hearing at 6:33 p.m. and invited applicant Randall Walter to present his application for a variance to install a small wind energy system on his property located at 508 Route 63, Westmoreland, NH. Mr. Walter reviewed the five variance requirements discussed at the prior hearing.

At 6:36 p.m., Chairman Remy closed the public hearing, and the Board began deliberations regarding the variance requirements. The Board determined that the proposed small wind energy system would serve the public interest. The Board found that the spirit of the ordinance would be observed, as the energy system would not be visible from abutting properties due to existing tree coverage. The property abuts a Rural Residential district, where wind energy systems are permitted. The system would not be visible from MDR, and the property contains sufficient acreage to accommodate the installation.

At 6:43 p.m., Alan Bell moved to grant the variance for the property located at 508 Route 63, Westmoreland, NH, allowing the installation of a small wind energy system on a 17-acre lot, per the documents submitted with the application, with the condition that the applicant obtain a special exception. Ernie Perham seconded the motion. The motion passed unanimously, 5–0.

At 6:52 p.m., the Board reviewed the minutes from the April 15, 2026 meeting. Alan Bell moved to approve the minutes from the April 15 hearing. Susan Alejandro seconded the motion. The motion passed unanimously, 5–0.

At 6:55 p.m., Chairman Remy opened the public hearing for Randall Walter’s special exception application regarding the small wind energy system. The proposed system would have a maximum height of 75 feet.

Mr. Walter reviewed the four requirements for a special exception. He stated that the site is appropriate due to the screening provided by the topography and significant vegetation. He further stated that there would be no significant impact, as the system would not be readily visible or audible to neighboring properties and would remain below the Town’s maximum noise limit of 60 dB at all property lines. He noted that there would be no hazard to vehicles or pedestrians and that all equipment would be installed and maintained by licensed professionals in accordance with applicable standards.

Sharon Combes read a letter expressing concerns regarding the project. Discussion followed regarding potential wildlife impacts, sound, and vibrations. Mr. Kats discussed that the anticipated lifespan of the system is approximately 50 years and noted that wind turbines are responsible for fewer bird deaths than windows. The Board discussed the possibility of adding a condition requiring the turbine to be shut down during bird migration periods if necessary.

Both Mr. Walter and Mr. Kats stated that they understood and agreed to comply with the applicable bylaws. Construction is expected to take approximately three to four weeks and will be overseen by the Building Permit Official. Mr. Walter also stated that if the system produces excessive noise, the equipment would be replaced.

At 7:11 p.m., the Board entered deliberations. The Board found that the applicant had satisfied all requirements under the Town ordinances. The Board determined that the site is appropriate for the proposed use, that the system would remain well below the 60 dB limit, and that the location is sufficiently distant from the roadway to minimize visibility. The Board also noted that installation would be completed by qualified professionals and that the applicant and property owner agreed to comply with the abandonment clause.

At 7:48 p.m., John Harris moved to grant the special exception for the small wind turbine with the following conditions:

- The maximum system height shall be 75 feet or less;
- The property owner shall maintain the forest buffer between the property and the roadway; and
- If significant bird deaths occur during migration periods, the owner agrees to shut down the turbine during migration periods.

Alan Bell seconded the motion. The motion passed unanimously, 5–0.

Alan Bell moved to adjourn the hearing. Susan Alejandro seconded the motion. The motion passed unanimously, 5–0.