

Zoning Board of Adjustment
Unapproved Meeting Minutes
21 May 2025

Member present: Peter Remy, John Harris, Nancy Ranson, Ernie Perham

Alternate: JJ Prior

Supporting staff: Kaelyn Willette; Clerk

Public Present: Jim Larkin, Matthew Lilly, Karen Robinson, Barry Shonbeck, Bruce Smith

6:45pm the board started reviewing the minutes from April. 6:50pm Nancy moved to approve the minutes from April 16th, John Harris seconded.

Chairman Remy opened the meeting and invited applicant Matthew Lilly & Karen Robinson to discuss their application for their property located at 1024 Route 12 Map U2 lot 7. They are looking to bring their food truck business inside. There will be 4 tables totaling 16 seats, they are aware and are getting their required state permits. They are looking to have a general store that includes resale and a window for ice-cream. There will be public bathrooms. They are in the process of redoing the septic system. The hours for the store will be 7am to 9:30pm, 7 days a week. There will be plenty of parking. At 7:08pm the board went over the 4 criteria for a special exception. The board found that the site is in an appropriate location for such use. Approval will not reduce the value of any property within the district or be injurious, obnoxious, or offensive to the neighborhood. There will be no nuisance or hazard to vehicles or pedestrians, and there will be adequate facilities for proper operation of the proposed use.

John Harris moved to approve the change of use for Matthew Lilly & Karen Robinson located at 1024 Route 12 Westmoreland NH to a general store that includes food, ice cream, deli, with hours 7am-9:30pm, 7 days a week. Nancy Ranson seconded, and the board unanimously agreed.

At 7:11pm Chairman Remy invited Jim Larkin of Larkin Design & Consulting located at 852 Route 12 Map R14 lot 34 to discuss his application. Mr. Larkin started discussing the history of his property. He would like to add two 8x20 storage units to put materials into the store. They would be painted, labeled, and would be brought back and forth between job sites. Mr. Larkin would also like to add a gazebo, arbor to hang plants, and landscape bridge. There was discussion about the site maps, and what the property coverage is. Barry Shonbeck discussed his concerns about additional structures and wetlands. Mr. Shonbeck is concerned about the brook and what could be washed into it. There was then discussion about the history of the brook. There was then continued discussion about the site maps and questions if an engineer could affirm calculations as to what the actual coverage of the property is. Chairman Remy discussed more about getting an engineer to get a clear measurement. 8:22pm John Harris moved to continue the hearing to **June 18th at 7:00pm** to give Mr. Larkin time to get the calculations from an engineer. Nancy Ranson seconded the board unanimously.

8:28pm JJ Prior moved to adjourn the meeting, Ernie Perham seconded the board unanimously agreed and the meeting concluded.