

Zoning board of adjustment
Unapproved meeting minutes
19 February 2025

Board present:

Peter Remy, Alan Bell, John Harris, Nancy Ranson, Ernie Perham

Supporting staff:

Kaelyn Willette; ZBA clerk

Public Present;

Andrew Dodson, Anne & Tom Geyer, Laurie Burt, and others

Minutes

Chairman Remy opened the public hearing at 7:00pm. He invited applicant Andrew Dodson of 812 Route 63 tax map U7 lot 10 to discuss his application for an ADU (accessory dwelling unit). Mr. Dodson began reviewing for the board the criteria for an ADU. He went through the 11 criteria found in the Westmoreland Town Ordinances.

- A. There will only be one ADU, it is going to be located in the primary house.
- B. The ADU will be secondary and accessory to a one family dwelling.
- C. The ADU will not alter the character or appearance of the lot.
- D. Mr. Dodson will reside in the primary dwelling except for temporary absences.
- E. There will be two means of egress, and an interior door connecting the two spaces.
- F. The ADU will be 900 sf.
- G. There will be adequate water and sewage provisions made for the ADU.
- H. There will be adequate off-street parking.
- I. There is adequate vehicle egress, ingress and turning of vehicles within the site.
- J. Mr. Dodson is aware that he will need a building permit and certificate of occupancy.
- K. Chairman Remy also discussed that the building inspector Larry will explain what he needs for the septic.

7:24pm

The board reviewed the 4 criteria for a special exception.

1. The board found that the proposed site is appropriate.
2. Such approval would not reduce the value of any property within the district or be injurious, obnoxious, or offensive to the neighborhood.
3. There will be no nuisance or hazard to vehicles or pedestrians.
4. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

7:27pm

Alan moved to grant the 900sf ADU special exception for Andrew Dodson Map U7 Lot 10 in the Village Zone per application. Ernie Perham seconded. The board unanimously agreed.

The board then reviewed the minutes from December 18th 2024. Alan Bell moved to approve the minutes Nancy Ranson seconded. The board unanimously agreed.

7:49pm

Alan Bell moved to nominate Peter Remy to be chair of the Zoning Board of Adjustment Nancy Ranson seconded. The board unanimously agreed.

Nancy Ranson moved to nominate Alan Bell as Vicechair of the Zoning Board of Adjustment Ernie Perham seconded. The board unanimously agreed.

7:50pm

Nancy Ranson moved to adjourn the meeting. Alan Bell seconded, the board unanimously agreed and the meeting concluded.