

Zoning Board of Adjustment  
Unapproved Meeting Minutes  
21 February 2024

**Board Members Present**

Peter Remy, Nancy Ranson, Brian Merry, Ernie Perham, Alternate Mark Terry, Alternate John Harris

**ZBA Supporting Staff**

Kaelyn Willette, ZBA Clerk

**Public Present**

Ian Ingram and Representative Jason Reimers, Monadnock Land Planning Dave Bergeron, Abutter Willam Bassler, Abutter Rob Comier, Planning board chair Lauren Bressett, and others.

**Minutes**

7:00pm Chairman Remy opened the public hearing and invited Ian Ingram to discuss his application for a variance to have a 250' road frontage instead of the 500' road frontage required in the Westmoreland Town Ordinances.

Mr. Reimers who was representing Mr. Ingram started to discuss the reasons as to why the board should allow the variance. Chairman Remy asked to see the maps, and there was discussion about where the road and property are located.

Mr. Reimers went through the required requirements for a variance.

- The variance would not be contrary to the public interest and observes the spirit of the ordinance; If the ZBA were to approve the variance for the 250 feet of frontage it would not alter the character of the neighborhood, and it would not threaten the health, safety and welfare of the public.
- Substantial justice is done; there would be financial loss for Mr. Ingram if the variance is denied. Mr. Ingram would need to upgrade more than 250 feet of his property along with a portion of Old County Road.
- The values of the surrounding properties are not diminished; the variance would not diminish the value of the property or surrounding properties.
- Literal enforcement of the ordinance would result in unnecessary hardships; Mr. Ingram's property is the last on Old County Road, before property that is owned by Jail Realty, LLC which is also owned by the Ingram family. Mr. Ingram's property is the only property on Old County Road that does not have frontage on a class V road. To update the road there would need to be significant work to have adequate road width, and ditching requirements, required by the Town's Road standards.

Chairman Remy opened the floor to any questions. Mr. Merry asked if Mr. Ingram had any plans of subdividing the property, there are no plans of subdividing. Mrs. Ranson asked how much actual frontage that Mr. Ingram has, and it is about 800 feet of frontage.

Mr. Bergeron discussed the properties topography. With the 500-foot frontage requirement Mr. Ingram would need to put in a couple more culverts as there are a couple more streams located

as you go further on the property. There was more discussion about the disruption of the land if the variance is denied.

At 7:45pm Chairman Remy invited to hear from the public. Mr. Bassler was in favor of the variance, he said that there are a couple streams that would be disturbed if Mr. Ingram does get denied the variance. Mr. Comier was also for the variance. Mrs. Bressett discussed that there has already been logging on the property.

At 7:53pm Chairman Remy closed the public hearing so the board could discuss. The board went through the maps given to them. The board then went through the 5 criteria given to them as well. The board found that Mr. Ingram answered the requirements 1-4 satisfactory. The board found that criteria number 5 was not met. There are no unnecessary hardships to the property that distinguish the property from other properties.

At 8:05pm Mrs. Ranson made the motion to deny the request for a variance for 250' frontage located at 372 Old County Road. The reason for this decision is

- No unique qualities of the property
- No unnecessary hardships

Mr. Perham seconded the motion. The board unanimously agreed 5-0.

The meeting minutes from October 18 2024, were approved.

At 8:14 Mrs. Rason moved to adjourn the meeting; Mr. Harris seconded. The board unanimously agreed and the meeting was concluded.