

Westmoreland Zoning Board of Adjustment
Minutes of Terry Hearing
April 21, 2021

Members present: Peter Remy, Chairman, Brian Merry, Nancy Ranson, Ernie Perham, John Harris.

Chairman Remy opened the hearing by complimenting Mr. And Mrs. Terry for the admirable job they did, preparing a statement for each member which clearly explained" their request for a Variance from Ordinance 407.1 which prevents having more than one residence per single lot.

The Terry's had prepared a worksheet packet which covered all of the questions that might be asked. In this case, Mr. Terry explained, the lot had originally been the site of Schoolhouse Number 5 and when the schoolhouse was no longer needed, it had been attached to the home the Terry's bought in 2008. Eventually the Terry's had decided to have a new house built toward the rear of the property. Recently, however, the Terry's could see that the old schoolhouse would prove useful as an adjunct building for Kathy Terry's mother, now 87 years old and needing to live close to one of her family. They proposed to remodel the schoolhouse into a bedroom, bathroom, and sitting room for Kathy's mother if they could get a Variance. The remodel would include repairs to the roof which is necessary to prevent the walls from collapsing and destroying the entire structure. Currently there is no drywall and the bottom part of the walls have no insulation. The remodel would also include painting it the original brick red color. The neighbors do not care for the present dark blue shade.

If the Terry's are unable to obtain the Variance they will reluctantly tear it down as a hazard. Mr. Terry mentioned that the schoolhouse septic system goes under Hatt Road across the street to the rest of the land that goes with R4-3

Mr. Terry invited the Board members to tour the Schoolhouse and see it in its original state before remodeling it. Built in 1804 it is one of the oldest school houses in the state. However, the school building had been sold to a private homeowner long before the Terry's bought it and is no longer publicly owned.

Mr. Merry made a motion to grant a Variance to the property at 28 Hatt Road.

Chairman Remy read each of the criteria for granting a Variance.

1. Granting the permit would be of benefit to the public interest. All agreed.
2. Denial would result in unnecessary hardship to the owner seeking it because of the unique features of the land. All agreed.
3. By granting the permit substantial justice would be done. All agreed.
4. The use would not be contrary to the spirit of the ordinance. All agreed.

Mr. Merry moved to grant a Variance to the property at 28 Hatt Road.

The Terry's invited all the Board members to tour the Schoolhouse.

Ms. Ranson moved to adjourn the hearing shortly after 7:30 pm.

Minutes recorded and submitted by
Jacqueline Cleary, Zoning Board Clerk April 25, 2021