

**Westmoreland Zoning Board**  
**Minutes of August 21, 2019**  
**Unapproved until voted on by Board**

The Westmoreland Zoning Board met on [Wednesday, August 21, 2019](#) at 7:00 pm at the Westmoreland Town Hall to consider an application by Buck Adams for a Special Exception to build a mini storage facility on his property located at the corner of Old Route 12 North and Route 12, Map R 17, Lot 17C in the Commercial Zone according to the Westmoreland Zoning Ordinance Table 502.

Present: Peter Remy, Chairman, Barry Shonbeck, Vice-Chairman, Regular members, Nancy Ransom, Ernie Perham, Alternate member, Mark Terry.

Mr. Remy opened the meeting at 7pm and asked Mr. Adams to describe his project.

Mr. Adams brought a detailed map of the property and its position on the corner of Route 12 and Old Route 12 North and explained that he wanted to build storage units at that site. The diagram showed a triangular arrangement of the units of different sizes. Mr. Adams said that access would be off of Old Route 12 north rather than the state road, thus avoiding getting a permit for a driveway cut permit from the state.

He mentioned that he had already appeared before the Planning Board and had assured them he would be using low level, downward facing lighting, and would maintain hours between, 7 am and 9 pm.

Attention was called to the runoff from creating an impervious paved surface. Mr. Adams said he was aware there could be a problem. He knew that a culvert ran under Route 12 to the property across the road owned by Steve Galloway who happened to be a friend. They had discussed that Mr. Adams would use his excavator to dig a deeper or wider catch basin on that property, if needed, or on Mr. Adams property.

No abutters or neighbors had turned up at the hearing, though all had been notified. The Board members did not have further concerns or questions so Chairman Remy asked for a motion.

Mr. Shonbeck moved to accept the plan offered by Mr. Adams. Mr. Terry seconded the motion and all voted in favor.

Mr. Remy led them through the Criteria for granting a Special Exception taking a vote on each one as he went along.

The Board members were unanimous on agreeing with each criteria:

1. The site was an appropriate location.
2. Approval would not devalue the surrounding properties.
3. There was no hazard to pedestrians or vehicle.
4. There would be adequate facilities for the proposed use,

The Special Exception was granted. Mr. Adams thanked the Board and left.

Chairman Remy asked the Board to review the Minutes of the previous hearing held on June 18 concerning the Perry/Szuch property on Ferry Road.

The minutes were reviewed and two spelling errors were noted. Mr. Perham made a motion to accept the Minutes with the corrections and Mr. Terry seconded and all voted in favor.

Ms. Ransom made a motion to adjourn. All voted in favor.

Respectfully submitted by Jacqueline Cleary, Zoning Board clerk