

## July 20 2022 Westmoreland ZBA meeting Notes

### Board Members Present

John Harris -Alternate, Alan Bell – Alternate/Clerk, Ernie Perham, Peter Remy- Chairman, Nancy Ranson, Brian merry

### Public Present

Bill Campbell, Kelsy Matson, Jacob Neal

7:00pm meeting Commenced

- 1) Hearing Regarding Wetland setback at 867 Route 12, Westmoreland, tax map lot R14-46

John Noonan – Fieldstone Land Consultants represented the property owners.

Brian Merry asked how much of the total square footage is not in compliance of the setback?

John Noonan responded that it is 7000 in feet total.

Peter asked about flooding and the elevation of the property in comparison to the surrounding properties which Ernie Perham recalls flooding.

Nany Ranson – Asked about covering the ground and cause water to run off into the wetland.

John Noonan responded that a storm water report would be submitted to the planning board and that there would be mitigation methods put in place such as below ground tanks and other measures.

Peter Remy asked if test pits had been dug and John Noonan responded that many had been done.

Brian Merry asked if the planers had considered reducing the pavement to allow for water drainage. John Noonan said that the owners wished to have them paved.

Peter asked if all impermeable surfaces would be handled with the stormwater management plan Mr Noonan responded that all of it would be handled.

Nancy Ranson made a motion to approve the zoning permit variance for tax map lot R14-46

Motion seconded by Brian Merry.

A vote was taken and a variance was not granted.

4-1 vote not in favor votes as follows:

John Harris-Alt -No, Ernie Perham - No, Nancy Ranson -No, Peter Remy -No, Brian Merry – Yes.

7:42pm

- 2) Craig Matson variance on his set back 496 Glebe Rd, Tax Map Lot R4-41A.

Craig requested a variance on the 20 foot setback to 10 feet for a garage replacement. The board looked at drawings and overhead drone photography depicting the land and barn layout, as well as the septic system and the abutting properties.

Jacob Neal, an abutter noted that he was in support of the Craig building the garage and that it did not impact his view or any other neighbors view.

Alan Bell noted that in the last meeting the neighbors directly abutting the property line in question were present and Peter Remy - Chairman asked if they had comments regarding the variance. They offered no comments negative at that last meeting, and they did not appear at this meeting nor send in any notes or letter against the variance.

Brian Merry moved to approve the variance and John Harris 2<sup>nd</sup> the motion all voting members voted to approve the variance. 5 yes and 0 no

Peter Remy – Yes, Alan Bell – Yes, Nancy Ranson- Yes, Ernie Perham – Yes, Brian Merry – Yes.

8:11PM

3) Jacob Freedman 1017 Route 12, Tax Map and Lot U2-03.

The board discussed the difference between this and the original variance which was approved before Mr Freedman had purchased the property. This variance simply updated the lot size footages and frontages to the correct values after a survey had been completed.

Brian Merry moved to approve the variance on Minor subdivision with frontages of 162ft and 150ft and lot sized f 1.46 and 3.54 respectively, John Harris 2<sup>nd</sup> and a vote was taken.

The vote was Unanimous 5 yes 0 No

Ernie Perham -Yes, John Harris – Yes, Nancy Ranson -Yes, Brian Merry – Yes, Peter Remy – Yes.

8:30PM

4) Alan Bell read the minutes from the June meeting 2022, which were approved by the board.

8:35 the meeting was adjourned.

Submitted by Alan Bell- ZBA Clerk

- **Voted to correct minutes from 150' to 158.6' frontage for Freedman 107 Route 12, Tax Map U2-3**