

Zoning Board of Adjustment
Unapproved Meeting Minutes
20 March 2024

Board Members Present

Peter Remy, Alan Bell, Nancy Ranson, Brian Merry, Ernie Perham

ZBA Supporting Staff

Kaelyn Willette, ZBA Clerk

Public Present

Amy Farrington, David Lybarger, Jennifer Lybarger, Larry Muchmore, Margaux VanHoutte, and others.

Minutes

7:00pm Chairman Remy opened the public hearing and invited applicant Margaux VanHoutte (U7-8) to discuss her application for an ADU. The ADU would be intended for when their parents are visiting. Chairman Remy asked Mrs. VanHoutte to go through each of the 11 requirements found in the Westmoreland Town Ordinances 407.2.

- There will only be one ADU on the lot.
- It is an accessory to an already existing one family dwelling
- The ADU will not change the character or appearance of the lot
- Mrs. VanHoutte will reside in the primary dwelling
- There are two means of egress,
- The ADU is going to be no more than 900 sf and no less than 300 sf
- They are getting a new septic put in, and there is adequate water supply
- There will be adequate off-street parking
- There is adequate motor vehicle ingress and egress and turning of vehicles
- The ADU will meet all fire safety regulations and building codes

Chairman Remy asked if anyone had any questions. Mr. Merry asked about the septic. There will be two septic's one for the primary dwelling and one for the ADU.

At 7:12pm Mr. Bell moved to approve the acceptance for the ADU for Map U7 Lot 8 located 809 Route 63. Mrs. Ranson seconded, and the board unanimously agreed.

7:14pm Chairman Remy welcomed applicant David and Jennifer Lybarger (R2-2) to discuss their ADU application.

They are looking to construct a garage 30x30 that will have a 900 sf ADU overtop. The garage will meet all set back requirements.

Chairman Remy asked Mr. Lybarger to review the 11 requirements.

- There will only be one ADU
- It will be an accessory dwelling to the primary one family dwelling

- The ADU will be developed in a manner that will not change the character and appearance of the lot
- The ADU is for their son, Mr. and Mrs. Lybarger will reside in the primary dwelling
- There will be two means of egress, interior stairwell, egress window, and rear stairs.
- The ADU will be 900sf
- There will be adequate water supply, and provision made for the septic
- There will be adequate parking for the primary dwelling and ADU
- There is adequate vehicle ingress and egress, along with area for vehicle turnaround
- The ADU will meet all fire safety regulations and building codes

At 7:32pm Mr. Bell moved to approve the acceptance for the ADU for Map R2 Lot 2 located 390 Poocham Rd. Mr. Perham seconded, and the board unanimously agreed.

7:35pm Chairman Remy invited applicant Amy Farrington (R16-28A) to discuss her ADU application. Mrs. Farrington is going to construct a 30x30 barn and is asking to construct an ADU attached to the barn.

Chairman Remy asked Mrs. Farrington to discuss the 11 requirements.

- There will only be one ADU
- The ADU will be attached to the barn
- The ADU will not alter the appearance of the lot
- Mrs. Farrington will reside in the primary house, the ADU is for her daughter
- There will be two means of egress, there is an exit through the barn and the ADU will have its own entrance and exit
- The ADU will be 900sf
- The ADU will have its own septic
- There will be adequate off-street parking, along with adequate vehicle egress and ingress, and vehicle turn around
- The ADU will meet all fire safety regulations and building codes

Mr. Bell read a written letter from abutter Dorthy Smith who was concerned about drainage from the new barn and ADU. The ZBA members advised Mrs. Farrington to keep in mind the drainage problems on neighbor's properties. Mrs. Farrington does not think there will be any drainage problems but if there is it will be addressed.

At 7:47pm Mr. Merry moved to approve the acceptance for the ADU for Map R16 Lot 28A located 20 Great Meadow Ferry Rd. Mr. Perham seconded, the board unanimously agreed.

At 8:03pm Mr. Merry moved to approve the meeting minutes from 21 February 2024. Mr. Perham seconded; the board unanimously agreed.

8:13pm Mrs. Ranson moved to adjourn the meeting. Mr. Merry seconded and the meeting concluded.