

Zoning Board Of Adjustment  
Unapproved Meeting Minutes  
15 May 2024

**Members present:**

Peter Remy, Nancy Ranson, John Harris, Ernie Perham

**Supporting Staff:**

Kaelyn Willette, ZBA Clerk

**Public present:**

Allison Fissette, Selectman; John Snowdon, Sandy Raabe, Abigail Bissel, Jeff Lorditch, Holly Lorditch, Carol Vanderhoof

Chairman Remy opened the meeting at 7:00pm. This was an informational meeting, which allowed the applicant and the ZBA board to figure out what their application needs.

At 7:03 pm Chairman Remy invited applicant Jeff Lorditch of 66 South Village Road, tax map (U6-14) to discuss their business. It is a little place to get goodies, they would sell home grown vegetables, eggs, local handmade crafts, baked goods, and compost. Jeff is looking for the business to be open 7 days a week from 10am - 6pm. He has done research about the homestead law and understands what he can and cannot sell. There was discussion about the driveway permit. Mr Lorditch had the state come and check the driveway, the driveway met the requirements. The driveway is 30x29, and can fit up to three cars.

At 7:24pm Chairman Remy asked Mrs. Fissette to read her letter stating a couple of concerns she had regarding the bake/agriculture stand. She was worried about violations within the driveway permit, safety concerns, the property is less than 2 acres, agricultural stands are allowed to be temporary, and different front and side set back concerns. There was then a lengthy discussion. Mr. Lorditch responded to the concerns.

Chairman Remy invited any abutter or person from the public to speak. Abutter Sandy Raabe asked if there is a specific list that Mr. Lordtich needs to accomplish. Chairman Remy responded saying that this is why we are having this meeting so everyone can figure what will be needed. Abigail Bissel is in favor of the bake stand as it has brought people together.

John Snowdon discussed the letter of violation that was sent to the property owner Mr. Lorditch on behalf of the Selectman. Mrs. Lorditch discussed that they have stopped selling the coffee and bread.

Mrs. Ranson was concerned about the safety issues. Mrs. Ranson also discussed section 426 located in article IV page 13 of the Westmoreland Town Ordinances. Mr. Perham was also concerned about the safety of people backing into the road. Mrs. Raabe also had her own concerns when she is backing out of her driveway onto South Village Rd. Mr. Harris was concerned that the bake stand could eventually grow.

After a lengthy discussion it was suggested that Mr. Lordtich would need to apply for a special exception and two variances. The special exception is for extending hours, selling different

items, etc. The variances are for the acreage, as the property is only 1.43 and the required acreage lot is 2 acres. The next variance would be for the front set back.

At 8:55pm Mrs. Ranson moved to conclude the meeting and Mr. Perham second, it was a unanimous vote and the meeting concluded.

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