

Westmoreland Zoning Board
Approved Minutes of Earla Williams Hearing
November 14, 2018

Present: Chairman, Peter Remy, Vice Chairman, Barry Shonbeck, Nancy Ranson, Ernie Perham, Mark Terry

The Westmoreland Zoning Board met on November 14, 2018 to consider the application of Earla Williams for a Special Exception for her property located at 92 Great Meadow Ferry Road, Map 16 Lot 27 A. Ms. Williams was seeking to hold outdoor weddings and other social events several times a year subject to Westmoreland Ordinance RR 501.11 dealing with 'Private Outdoor Recreation'.

Chairman Remy opened the hearing by inviting Ms. Williams to explain her proposal to the Board.

Ms. Williams said that she had recently been told by a wedding party planner that her property would be a very attractive venue for outdoor events such as weddings and other social occasions since it was situated with a view along the Connecticut River. The wedding planner had suggested that she approach the town to get legal permission to hold such events. She explained that her property consisted of 7 1/2 acres with 100 feet on the river. She does have insurance coverage. She has only one neighbor and that neighbor's house is located at a lower elevation than her own house so the event would not be visible to him. She had tried to call him and left a message on his answering machine but the message was not returned. The Chairman asked if the abutter had been notified by certified mail and he had and he was not present for the hearing.

Ms. Williams said she was considering the idea because it would help her pay her property taxes. She believed that events would only be held in the warmer months and could not give a firm estimate of how many events would be held. The Board felt that some restrictions should be placed on the number of events, and that parking would be allowed only on the property and not on the town road and that amplified music or announcements would not be allowed after 11 pm.

Ms. Williams said it would be difficult to place a definite number on the events since she had no idea whether anyone would use her venue. She did say that at her age she did not anticipate that she would want more than one or two events per month

and would be surprised if there were even three as a total number. She said she would come back to the Board if the number exceeded the limits. Mr. Shonbeck suggested one a month. The clerk mentioned that certain months were more popular than other months.

The total number of people allowed at the event was left undetermined.

Mr. Terry advised that Ms. Williams consider the size of her septic system. Ms. Williams explained that the wedding planner would deal with acquiring Port -a-potties, and all other aspects of the events.

No members of the public had attended the hearing.

Chairman Remy asked the Board if they had further questions and they did not so he proceeded to a vote on each of the Criteria for a Special Exception.

1. The specific site is an appropriate location for such a use. All members agreed.

2. Such approval would not reduce the value of any property within the district, or otherwise be injurious, obnoxious, or offensive to the neighborhood.
All members agreed.

3. There will be no nuisance or hazard to vehicles or pedestrians. All members agreed.

4. Adequate and appropriate facilities will be provided for the proper operation of the proposed use. All member agreed.

Chairman Remy asked for a motion.

Mr. Perham moved to approve the SpecialException for 'private outdoor recreation' with the following three conditions:

1. Limitation on the number of events, no more than two a month.
2. Following the State Law on Parking, all vehicles must be parked on private property, not the town road.
3. There would be no amplified music or announcements after 11pm.

Ms. Ranson seconded the motion. All members voted in favor.

New business: The Board reviewed the minutes of the previous meeting on CKB Properties.

Ms. Ranson moved to accept the minutes as read.

Mr. Shonbeck seconded the motion. All voted in favor.

Respectfully submitted by Jackie Cleary, Zoning Board Clerk