

Westmoreland Zoning Board
Minutes – April 20, 2022

Present: Mark Terry, Brian Merry, Nancy Ranson, Peter Remy

1. Frank Riley: requesting a Variance to erect a pavilion on his property at 1054 River Road. The proposed structure does not meet setback requirements per Table 505 (Rural Residential) of the Ordinances.

The pavilion will be located where an old barn once stood. The existing patio will be covered by the pavilion and the roof line will not obstruct the line of sight.

A motion was made by Brian Merry, second by Mark Terry, to grant the variance for a 33' setback. Motion was passed unanimously by the Board.

2. Jacob Freedman: to discuss an application for Special Exception (change of use) for storage and offices on his property at 1017 Route 12, per Table 502 (Commercial/Industrial) of the Ordinances.

Hours will be 6am to 10pm, 7 days per week. Restroom facilities will be available for all tenants of the building.

Conditions:

- Approval of the Westmoreland Planning Board
- Total of 3 signs (under 64 sq ft combined)
- 7 days a week
- 6am-10pm
- Downward-facing lights
- No manifest-required chemical storage allowed.

A motion was made by Brian Merry, second by Nancy Ranson, to grant the special exception for warehouse storage and office space. Motion was passed unanimously by the Board.

Motion to adjourn the meeting at 8:20pm was made by Brian Merry, second by Nancy Ranson, Motion was passed unanimously by the Board.

Submitted by,

Peter Remy