

**TOWN OF WESTMINSTER
DEVELOPMENT REVIEW BOARD MEETING
APRIL 6, 2015**

Members Present: Kyle Skrocki (Vice Chair); Eric Anderson; Cathy Mullins (Clerk);
Phil Savoy

Not Present: Chris Potter, (Chairman)

Alternate Members: None

Others Present: Russ Hodgkins (ZA); Karen Astley (Recording Secretary);
Christian Blake; Carol Bazin

CALL TO ORDER: Kyle Skrocki called this meeting to order at 7:01 PM in the Westminster Town Hall and welcomed everyone. He advised that meetings are tape recorded therefore asked anyone that wishes to speak to identify themselves.

ADJUSTMENT(S) TO AGENDA: Made an adjustment to the Agenda. Acceptance of Minutes should read March 2, 2015.

MINUTES: Two minor revisions were noted. Application 15-26 Eric Closed application 15-26 at 7:10 p.m. and Chris Potter closed the hearing on Application 15-23.

Cathy Mullins made a motion to accept the minutes of the March 2, 2015 as revised. Eric Anderson 2nd the motion. Motion passed with a 4-0-0 vote (approved, opposed, or abstained).

EX PARTE COMMUNICATIONS: Kyle Skrocki asked whether any member would have to recuse themselves. All are able to participate.

INTERESTED PARTIES: All interested parties that signed in agreed to affirm that the evidence they give in the cause under consideration shall be the whole truth and nothing but the truth under the pains and penalties of perjury. Any comments from the public should be directed to the DRB. If the person before you has spoken to something that you were going to speak to please try not to repeat the same information. Everyone will have any opportunity to speak during the meeting.

Interested Persons: No interested parties present as there were no applications to be heard.

DELIBERATIVE SESSION: The DRB members had previously agreed to make their decisions in Deliberative Session, if needed, following the public Hearings on the applications. It will be scheduled at the end of the Development Review Hearing.

COMMUNICATIONS AND PUBLIC COMMENT: Christian Blake attended the meeting based on an invitation to bring a senior housing project to their attention. Christian per his email to the town has offered to donate five acres of land between Route 5 and the railroad tracks to the town for a senior housing development providing that the

town would change the zoning to commercial if the town accepts the project. He wants to develop the rest of his property for commercial use. (See email attached). Christian was under the impression that the town was interested in this project at one point for a senior housing project. The conceptual idea of senior housing north of Christian's house would be suitable. A Planned Unit Development permit would work for this piece of land; it is also in the Agricultural Overlay District. The Ag Overlay is not as impeding as it first appeared. Russ will present Christian's idea before the Select Board and Planning Commission.

No other business for Communications and Public Comment.

NEW BUSINESS FOR DEVELOPMENT REVIEW: None

UNFINISHED BUSINESS: None

OTHER BUSINESS: No Action

Parcel 008086.000; Bazin Farm, US Route 5 (four owners): Russ presented new information with regard to rezone a district from Residential to Village District. Per legal counsel this cannot be done. This process requires public hearing and is considered spot zoning which is not recommended. There is a lot of work to do to change a zoning district or to move a zoning line.

It is understood that the homes (2.4 acres) are separate from the farm but both families are not able to declare homestead exemption tax, only one can. Carol does not want to combine properties because if something happens to the farm the kids would be able to keep their homes.

Options for the property was Planned Unit Development; variance or not at all. Phil Savoy mentioned a boundary line adjustment might be viable or doing a subdivision which would entail part of the farm (9.6 acres).

Variations are not common and rarely granted. Variance will not give Bazin's what they need which is to file homestead exemption taxes for each home/family.

PUD is a viable option to have the farm as the main entity and other parcel with two housing units as secondary to the farm. Bylaw states one primary resident per parcel. John Medeiros wrote a letter on behalf of the Planning Commission addressing this parcel.

DRB agreed the town won't or can't change zoning. If this goes through PUD the DRB would review it. Is there any land that can be combined or added to the site with the homes? Could do a boundary line but this would not keep the properties separate nor would the PUD. The PUD would allow the kids to own the homes independently.

It appears the lot line adjustment could be done along with the PUD. Each structure and the farm could be sold separately under the PUD. These are existing homes so basically a PUD will put Bazin into compliance.

Do we have approval to sit down and have the Bazin's do an application? Yes they should submit an application for Development Review Board.

Historic Review Board: Discussion that the Historic Review Board would be hearing an application to remove two trees in front of the church on US Route 5. This may come to the DRB once the HRB has heard the application.

Discussion regarding the Zoning Administrator and violations in town, the ZA cannot go looking for violations. The ZA can only act when there is a formal complaint.

Adjournment: Kyle Skrocki adjourned the meeting at 7:48 pm

Deliberative Session: There were no new applications hence no deliberative session needed.

Signature of Clerk

Date

Prepared by: Karen Astley, Recording Secretary

(Note: These are unapproved minutes. Corrections, if necessary, will be found in the minutes of the next DRB meeting.)