

**TOWN OF WESTMINSTER
DEVELOPMENT REVIEW BOARD
March 4, 2019**

Members Present: Chris Potter (Chair), Tim Harty (Vice Chair), Don Anderson (Clerk), Oliver Brody and Ed Harty

Others Present: Russell Hodgkins (ZA)

Interested Parties: Murray Krugman, Andrea Bredbeck, & Anya Bredbeck

1. Call to Order: Chris Potter (Chair) called the meeting to order at 6:30 P.M.

2. Adjustments to Agenda: None

3. Acceptance of Minutes: Chris Potter made a motion to accept the minutes as printed for the February 4, 2019 minutes. Tim Harty seconded and the motion passed.

Ex Parte Communications: Chris Potter (Chair) asked the Board if any member needed to recuse themselves from the hearings. Hearing none, the hearings proceeded.

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. Chris Potter stated that everyone will get a chance to speak and will get the chance to become an interested party. What that means is if the application did ever go on to the environmental court further down the road beyond us, an interested party would have the information needed.

Deliberative Session: The DRB members had previously agreed to make their decision in Deliberative Session, following the public hearing on the applications. It will be scheduled at the end of the Development Review Hearing.

4. Communications and Public Comment: None

5. New Business – DEVELOPMENT REVIEW:

Application #19-27 (Murray Krugman) – property located at 26 Cox Road. The Applicant is requesting “Moving of an Historic Barn & Adding windows to his existing house” in the Historic Village. This Application will be reviewed under Section 311 Site Plan Review; Section 445 Village District Zone; Article IX Historical Preservation Overlay District of the adopted 2017 Zoning Bylaws with NO recommendation of the Historic Review Board.

Tim Harty began with a brief overview of Application # 19-27. He asked the Zoning Administrator, Russell Hodgkins, about why the Historic Review Board did not present a recommendation to the application. The ZA told the Board that more information was needed for

the HRB before they could weigh in on this project. They reached time constraints and were not able to meet again before this meeting was scheduled. Continuing, Mr. Harty asked Murray Krugman to explain the project and what was changing that the information couldn't be received in a timely manner. Mr. Krugman explained that the Barn is very old and that the Contractor wasn't sure that the structure could take the move so they have decided to take the Barn down in pieces and reconstruct it in the new location. They also are spinning it around with the doors facing east instead of west as they are now. Windows are planned to be added and the Barn will be shortened to preserve the Historic look by using the existing boards to repair broken and rotted siding. Mr. Krugman told the DRB that the Barn will stick out approximately 7' from the north side of the existing connector towards the property line. Tim Harty asked if this still kept enough room to meet the setback requirements of the District. Mr. Krugman replied that there was plenty. Mr. Krugman told the Board that two large trees needed to be taken down. Don Anderson asked about the window placement and amount of windows being added. Mr. Murray explained that a door and small window on the south side of the barn will be removed and a pair of larger windows will be replacing them. He went on to say that the house connector will also see additional windows (5) on the south side and (2) on the north side. Upon hearing no further questions, the Chair closed the hearing at 6:57 PM.

Application #19-28

(Andrea Bredbeck) – property located at 190 Wellington Hill Road West. The Applicant is requesting a “Change of Use” in the Residential District. This Application will be reviewed under Section 311 Site Plan Review; Section 314 Conditional Use; and 446 Residential District Zone of the adopted 2017 Zoning Bylaws.

Don Anderson opened the Hearing by asking Andrea Bredbeck to explain her application request. Andrea explained that her plans are still not firm in who or what will be done with the studio that she has created but would like to have the ability to rent it out occasionally if she desires. Right now family is staying there occasionally and friends. The Zoning Administrator stated that she has proved that the septic was built for this possibility along with her potable water system. Power has been added recently so all of the needed facilities are up and working. Additional questions were asked and answered by the Board and the Applicant about her homestead. After hearing no further testimony or questions, Chris Potter closed Application 19-28 at 7:10 PM.

6. Unfinished Business: (Discussion / Action): None

DELIBERATIVE SESSION:

The Board went into Deliberative Session after the room cleared at 7:15 PM. Upon coming out of Deliberative Session at 7:50 PM and hearing no further discussion, Tim Harty made a motion to postpone the DRB's decision on Application 19-27 until such a time that the HRB can chime in and assure that design and historic integrity can and will be maintained. He also mentioned that setback requirements need to be maintained and hence the Board needs further information if this can be achieved. Oliver Brody seconded the motion and the motion passed 5-0.

Don Anderson made a motion to approve Application 19-28 (Andrea Bredbeck) as presented. Ed Harty seconded the motion and the motion passed 5-0.

7. Other Business (Discussion / Action): Don Anderson asked about the progress of creating a policy of unsafe houses such as the Lefevre houses. The ZA explained that the Selectboard tabled this discussion until after Town Meeting. Don also asked about when the meetings will resume at the Town Hall and the ZA responded it is hoped that the heating contractors will have it up and running in May.

8. Date of Next Meeting: Monday, April 1, 2019 at 6:30 pm at the Institute.

9. Adjournment: Don Anderson made a motion to adjourn at 8:05 PM. Chris Potter seconded the motion and the motion passed.

Signature of Clerk

Date

Prepared by: Russell R. Hodgkins

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