

Town of Westminster Historic Review Board Meeting

Thursday, April 13, 2017

Present: Peter Terrell and Tony Diorio

Others Present: Russell Hodgkins (Town Manager/ Zoning Admin.), Louis & Nancy Blanchard

Absent: Matt Sargent

- 1. Call to Order:** The ZA called the meeting to order at 5:30 PM in the Westminster Town Hall because this was the first meeting of the year and the Board needed to reassign officers.
- 2. Re-organization of the Board:** The ZA requested nominations for Chair of this new Board. Peter Terrell was nominated and voted into this position and took the meeting over at that time. Subsequently Matt Sargent was nominated and voted to be the Vice Chair and Tony Diorio accepted the Clerk position.
- 3. Adjustments to Agenda:** None
- 4. Acceptance of Minutes:** Tony Diorio made the motion to accept the minutes as printed. Peter Terrell seconded. The motion passed.
- 5. Communications and Public Comments:** None
- 6. Unfinished Business (Discussion/Action):** None
- 7. New Business (Discussion/ Action):**

- **Louis & Nancy Blanchard Application # 17-33 – New Roofing on Existing House**

The Zoning Administrator presented to the Historic Review Board the application and explained the application and process. The HRB will be the only Board hearing this application because it is a change in roofing materials only and is a permitted request to an existing building within the Historic District. The ZA had talked with the DRB Chair and both came to this conclusion.

He then turned to the Applicants (Blanchards) to present their project. Lou Blanchard explained that the present roof is leaking and in desperate need of repair. The present shingles are asphalt and did not last and was requesting to change the roofing materials to metal. Nancy Blanchard asked the Board to look at their packet materials where they showed what the new roof would look like. They used a program on the internet to arrange a photo to show the present roof in relation to what the new roof would look like. She told the HRB that the color they chose was going to be "Burnished Slate" which is a dark brown. They thought this would blend in better with the color scheme of the house and the District.

Tony Diorio asked the Applicants what the finish trim would be and Lou Blanchard explained that the contractor (Long Roofing) had proposed to strap the existing roof on top of the existing shingles and then apply the metal. The trim would then match up to the existing fascia and blend in hiding the new seam. Peter Terrell asked Tony Diorio and the ZA if they had any further questions and hearing none, closed the application and thanked the Blanchards for their application and the thoroughness of the evidence with photos.

The Board then went into deliberative session at 5:48 PM.

The Board came out of deliberative session at 5:57 PM with no conditions or recommendations:

In Conclusion: The Historic Review Board approves this application because it does comply with the historic preservation Bylaws for this District.

8. Other Business:

The ZA gave the Board an update about the Town Plan and the Village Designation Renewal applications. He explained that the town Plan was completed by the WRC about a month ago and that just today the ZA received preliminary approval of the Village Designations for all four Villages in Town. He handed the two Board Members the "benefits" page of the village renewal process and told them that once the approval is final that this information will be announced to the public." It's a great economic tool for new and existing business's and we need to get the word out", explained the ZA. Both members agreed and asked if they

could be notified upon the final approval so that they too can spread the word. The ZA thanked the Board for their dedication to this Town.

9. Date of Next Meeting: When needed.

10. Adjournment: Peter Terrell moved and Tony Diorio seconded to adjourn the meeting at 6:18 p.m. The motion passed.

Clerk Signature

Minutes prepared by Russell Hodgkins (ZA & Town Mgr.) (4/13/17)