

Town of Westminster Historic Review Board Meeting

Monday, September 25, 2017

Present: Peter Terrell, Matt Sargent and Tony Diorio

Others Present: Russell Hodgkins (Town Manager/ Zoning Admin.)

Absent: None

1. **Call to Order:** Peter Terrell (Chair) called the meeting to order at 4:32 PM in the Westminster Town Hall.
2. **Adjustments to Agenda:** None
3. **Acceptance of Minutes:** There were no minutes presented at this time.
4. **Communications and Public Comments:** None
6. **Unfinished Business (Discussion/Action):** None
7. **New Business (Discussion/ Action):**

A. Diane & Luke Bazin Application – New Vinyl Siding on Existing Barn

The Zoning Administrator presented to the Historic Review Board the preliminary application for the proposed new siding and explained that a site visit might be worth a thousand words. The Chair agreed and the Board went for the site visit.

Upon returning, the ZA explained that the applicant was preparing for this repair and wanted the HRB's opinion before actually applying for a permit. They are proposing the replacement of the board and baton siding with vinyl siding to match the house.

Matt Sargent was not sure why they needed to change the look of this Barn. He said that this was the only structure that actually fit the Historic District in appearance still on this property. Peter Terrell responded that they probably wanted to match the rest of the structures and with vinyl siding they have no maintenance to speak of. Tony Diorio commented that with the clap board look, it might change the appearance of the barn and make it look like a small house.

The Board then went into deliberative session at 5:10 PM.

The Board came out of deliberative session at 5:22 PM with the following

comments/recommendations: Collectively, their opinion is that this is a shame as the existing building has historic character and charm and they would prefer that a modern version of the board and baton be used. That being said they also realize why the applicant is doing what they are doing and will not stand in the way. Peter Terrell made a motion to accept the siding as proposed and Tony Diorio seconded the motion and the motion passed to write a letter stating these facts as presented above.

In Conclusion: The Historic Review Board approves this application because the change will match the larger building (the house) which is much more visible from Route 5 than this barn.

B. Historic Building Verifications:

The ZA explained the situation of the Town's historic register vs. the National register and that the Town's needs to be updated as soon as possible. We have 36 listed properties and the National register has 67. The ZA asked the Board to take on this task and they agreed to do this later this fall or early winter.

C. Violation on Route 5:

The ZA explained that a complaint was filed through the Zoning office that there was an illegal construction of a pergola in the Historic District. The person was very curious why some people don't have to get a permit and others do. The ZA told the complainant that he had no idea that this was taking place and he would look into it. Upon visit, the Owner was very combative and said she didn't know that she was to get a permit. The ZA told the Board that this will come back to them as an application.

8. Other Business:

Peter Terrell asked about the status on the Lefevre houses. They look awful and is there anything that can be done? Russell Hodgkins told the Board that the taxes were paid last year and that a tax sale would be the only course of action that the Town can do.

Matt Sargent brought up the work that was done at the house that Jason Brown renovated. He said that it looked completed and it also looked like a patio was added to the mix but all in all looked good.

9. Date of Next Meeting: When needed.

10. Adjournment: Peter Terrell moved and Tony Diorio seconded to adjourn the meeting at 5:38 p.m. The motion passed.

Clerk Signature

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