

Town of Westminster Historic Review Board Meeting

Thursday, October 24, 2017

Present: Peter Terrell, Matt Sargent and Tony Diorio

Others Present: Russell Hodgkins (Town Manager/ Zoning Admin.) & Timothy Wells, Esq.

Absent: Peter Terrell arrived at 4:50 PM

1. **Call to Order:** Matt Sargent (V. Chair) called the meeting to order at 4:37 PM in the Westminster Town Hall.
2. **Adjustments to Agenda:** The ZA asked to add 7B.) Approve & Sign Letter of Recommendation – Traugott violation. Request was granted.
3. **Acceptance of Oct. 12, 2017 Minutes:** Peter Terrell made a motion to accept the minutes as presented and Tony Diorio seconded. The motion passed.
4. **Communications and Public Comments:** None
6. **Unfinished Business (Discussion/Action):**
 - A.) **Historic Building Verifications:** The ZA asked if any further discussions had happened. The Board will get this project done before December 1st.
7. **New Business (Discussion/ Action):**
 - A. **Demolition of Westminster Motel;**

The Zoning Administrator presented to the Historic Review Board the documents received from Timothy Wells, Esq. representing Alex Lyon & Son. Timothy Wells, Esq. explained the Owners problems on selling the property with the motel still on the parcel. The Owner feels that it might sell quicker if the Motel was removed. This application is pending a possible buyer's preference.

After a few questions about the appearance of the lot when finished, Tim Wells explained that the footprint of the Motel would be grassed over. Comments from the Board consisted of Matt stating that once the Motel is gone the chances are very good that it is gone forever and that would be a shame. Tony mentioned past fond memories, but did admit that the past few years were a disaster. Peter was adamant that this needs to happen.

The Board then went into deliberative session at 5:15 PM.

The Board came out of deliberative session at 5:50 PM with the following

comments/recommendations: Collectively, their option is that the tax base will be missed from the Motel but this demolition is needed. The building is in disrepair and that demolition is probably inevitable.

In Conclusion: The Historic Review Board recommends to the DRB that it strongly recommends that the present Owner look for a party that will see the advantage in repairing or replacing the Motel and possible reopening the restaurant. He should mention in his sales pitch that State tax incentives are available for new business owners creating new jobs and opportunities in Village Districts across Vermont.

B. Approve & Sign Letter of Recommendation – Traugott violation;

Tony Diorio stated that the letter did not show the true feelings of the HRB for this violation. He would like to see the wording added about the fact that this was her second violation in the Historic District in Westminster. The ZA will correct and send for approval via email.

8. Other Business: None

9. Date of Next Meeting: When needed.

10. Adjournment: Peter Terrell moved and Tony Diorio seconded to adjourn the meeting at 5:55 p.m. The motion passed.

Clerk Signature

Minutes prepared by Russell Hodgkins (ZA & Town Mgr.) (10/17/17)