

Town of Westminster Historic Review Board Meeting

Monday, November 19, 2018

Present: Peter Terrell, Matt Sargent and Tony Diorio

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

1. **Call to Order:** Peter Terrell (Chair) called the meeting to order at 5:00 PM in the Westminster Town Hall.
2. **Adjustments to Agenda:** None
3. **Acceptance of October 16, 2018 Minutes:** Peter Terrell made a motion to accept the minutes as presented and Tony Diorio seconded. Matt Sargent wanted the minutes to clarify what he said in regards to the frustration with the ability of this Board. He feels that if a structure has Historical integrity than it should remain intact. He also wanted to say that people should be able to do what they want to do with their property, but should respect the Historic District in the decisions. Peter amended his motion to add this and Tony seconded with the amended verbiage. The motion passed.
4. **Communications and Public Comments:** None
5. **Unfinished Business (Discussion/Action):** None
6. **New Business (Discussion/ Action):**
 - A. **Murray Krugman – Adding an Apartment & Demolishing the Existing Barn;**

The Zoning Administrator presented to the Historic Review Board the reason for the meeting. The Applicant is requesting permission to add the apartment and demolish the existing barn which is believed to be constructed in the 1930's. The reason for the demolition is to lower his taxes because there is no one interested in leasing the space.

Matt Sargent (Matt) started by saying that Mr. Krugman asked him for his professional opinion about salvaging the barn. It is Matt's opinion that there is no salvage value in this barn because tearing it down would be cheaper. He told the Board that the building seems to be structurally sound with just a little cosmetic damage. He stated that it is a shame to lose this building. Tony Diorio mentioned that the demo of this building will have low impact on the neighborhood's aesthetics. He concurred with Matt about the fact that demolishing a perfectly good storage building is a shame and that the tax dollars lost will have an impact on the overall health of the Town. Matt mentioned that Mr. Krugman told him that he couldn't afford to fix the barn or renovate it without an income from the space. Matt recommended that the other Board members look at the barn before making the final recommendation to the DRB. Matt stated that his opinion is that there is no need to tear down the perfectly good barn, but if granted, he would insist that the Applicant turn the space into fields or at least "green space". Tony and Peter will be visiting the site by Wednesday of this week. The formal recommendation will be done via email.
7. **Other Business:** The ZA told the Board about the DRB decision on the Whitman application. The Board's recommendation was upheld and the canopy will be constructed without the lattice for at least a winter so that it can be monitored in regards to blowing snow.
8. **Date of Next Meeting:** TBD

9. Adjournment: Matt made the motion to adjourn and Tony seconded the motion at 5:52 p.m. The motion passed.

Clerk Signature

Minutes prepared by Russell Hodgkins (ZA & Town Mgr.) (11/20/18)