

Town of Westminster Historic Review Board Meeting

Wednesday, August 21, 2019

Present: Matt Sargent and Tony Diorio

Peter Terrell was unable to attend but met with the ZA on Monday the 19th.

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

1. **Call to Order:** Matt Sargent (V.Chair) called the meeting to order at 4:33 PM in the Westminster Town Hall.
2. **Adjustments to Agenda:** None
3. **Acceptance of Minutes:** No minutes were presented.
4. **Communications and Public Comments:** None
5. **Unfinished Business (Discussion/Action):** None
6. **New Business:**
 - A. **Jonathan Whitman – New Application – Installation of a Generator & Construction of a south facing “Balcony” to match the existing one on the north side of the existing house;**

The Zoning Administrator presented to the Historic Review Board the new information about Mr. Whitman’s proposal. He also handed the Board a summary of the conversation that he had with Mr. Terrell on the previous Monday.

Mr. Whitman is requesting an additional balcony on his house but this one will have no stairs attached because of safety concerns as it pertains to burglaries. The generator is for life safety measures as he gets older for his oxygen and other medical needs. Mr.

Whitman explained that the new balcony would not be able to be seen because of the existing trees and he thought that this was no big deal because of this fact.

Matt Sargent (Matt) started by asking the ZA about why is he expanding yet again. Mr. Hodgkins (ZA) responded as he did with Mr. Terrell, the purpose of this Board is to maintain the integrity of the Historic District and not to question why an applicant is proposing changes. Matt agreed and stated that he is finishing his projects and the quality of his work has been acceptable. Matt went on to say that Mr. Whitman is maximizing his space to the fullest and again his finishes are very good. “I have no problem with this request as long as it matches the front design of the north balcony without the stairs” said Matt Sargent.

Tony Diorio (Tony) agreed with Mr. Sargent in the fact that the projects completed by Mr. Whitman have been well done. Tony went on to say that he would like to see this balcony be painted white to match the existing color of the house instead of the wood tone on the front (north). It was his opinion that this would blend in better and would make it virtually invisible from Route 5. Tony also said that this house is visually not historic in architecture and that this balcony is not going to enhance this fact so he also had no problem with this application.

The ZA closed the discussion with the facts and opinions given to him by Mr. Terrell. He concluded that all three members are in very similar opinion about this application and thanked the Board for meeting on this matter.

A letter will be written to the DRB stating this Board’s recommendations of this application.

- 7. Other Business:** The ZA told the Board that Mr. Whitman had placed a piece of lattice on his Car-Port that was approved for construction without the requested lattice. When the ZA asked Mr. Whitman about this he stated that it was for a creeping vine that he had planted. Upon inspection, the ZA did see an immature plant at the base of the lattice. The Board members had no problem with this one partial piece, but if more show up he will be in violation. This should be part of our recommendation to the DRB stated Tony. Matt agreed. Matt also brought up the fact that Murray Krugman's construction is not what he thought was approved by the Board. The ZA will inspect the progress of construction and make sure that all is according to his permit.
- 8. Date of Next Meeting:** TBD
- 9. Adjournment:** Matt made the motion to adjourn and Tony seconded the motion at 5:18 PM. The motion passed.

Clerk Signature

Minutes prepared by Russell Hodgkins (ZA & Town Mgr.) (8/22/19)