

**TOWN OF WESTMINSTER
DEVELOPMENT REVIEW BOARD
March 2, 2020**

Members Present: Chris Potter (Chair), Don Anderson (Clerk), Ed Harty, Tim Harty & Oliver Brody

Others Present: Russell Hodgkins (ZA) and Kelley Thayer (Recording Clerk)

Interested Parties: Jason Smith; Joe DiBenardo

1. Call to Order: Tim Harty (Vice Chair) called the meeting to order at 6:43 P.M.

2. Adjustments to Agenda: None

3. Acceptance of Minutes: Don Anderson made a motion to accept the minutes as printed for the February 3, 2020 minutes. Ed Harty seconded and the motion passed.

Ex Parte Communications: Tim Harty (Vice Chair) asked the Board if any member needed to recuse themselves from the hearings.

Interested Parties: All interested parties that signed in agreed to affirm that the evidence they give in the cause under consideration shall be the whole truth and nothing but the truth under the pains and penalties of perjury. Any comments from the public should be directed to the DRB. Chris Potter stated that everyone will get a chance to speak and will get the chance to become an interested party. What that means is if the application did ever go on to the environmental court further down the road beyond us, an interested party would have the information needed.

Deliberative Session: The DRB members had previously agreed to make their decision in Deliberative Session, following the public hearing on the applications. It will be scheduled at the end of the Development Review Hearing.

4. Communications and Public Comment: Russell told the Board that he has a verbal concern from an abutter to Thomas Spencer and he will relay that concern during Application 20-36.

5. New Business – DEVELOPMENT REVIEW:

Application #20-34

Application #20-34 (Long View Forest) – property located at 48 Picz Road. The Application is requesting the Construction of a Pole Barn for the use of storing trucks & small equipment. This Application will be reviewed under **Section 311 Site Plan Review and Section 446 Residential District Zone** of the adopted 2017 Zoning Bylaws.

Tim Harty began with a brief overview of Application # 20-34. Tim Harty asked Jack Bell (Long View Forest) to give the Board a brief summary of what his plans were for this requested permit. Jack Bell told the Board that he wanted to build a Poll Barn to keep things out of the weather. Russell told Jack that he needed to bring to his attention that according to the site plan he provided it is showing a property line setback of 35' and it needs to be 50'. Russell suggested that if Jack rotated the Poll Barn he could probably meet the 50' requirement. If the Poll Barn was left as is Jack would need to apply for a Waiver with the DRB to allow the 35' property line setback. Upon hearing no further questions or concerns, Tim closed the Application at 6:50 pm.

Application #20-36

Application #20-36 (Thomas W. Spencer) – property located at 120 Cold Spring Hill Road. The Applicant is requesting a permit for a subdivision in the Town of Westminster. This Application will be reviewed under **Section 311 Site Plan Review; Section 447 Rural Residential District Zone; and Article VIII Subdivision of Land** of the adopted 2017 Zoning Bylaws.

Ed Harty began with a brief overview of Application # 20-36. Joe Dibenardo spoke on behalf of Thomas Spencer stating that Thomas was intending to sub-divide his property into 2 Lots. Lot 1 will be 11.48 acres and Lot 2 will be 33.80 acres. The ROW (right of way) will belong to Lot 1 and Lot 2 will be vacant. Lot 2 property line will be 500' from the house currently on Lot 1. The current Lot owns Cold Spring Hill Road. As previously mentioned in Communications and Public Comment, Russ received a verbal call from a neighbor concerned about new development that if this newly subdivided piece of property was sold, that it would cause increased traffic on this road. Russ explained to the neighbor that if there is ever any development he would be notified and would have a chance to voice his concerns. Upon hearing no further questions or concerns, Ed closed the Application at 7:00 pm.

6. Unfinished Business: (Discussion / Action): Russell told the Board that he needed their approvals for the F.O.F's (Findings of Fact) for the Applications from February's DRB meeting.

7. Other Business (Discussion / Action): None

DELIBERATIVE SESSION: The Board went into Deliberative Session at 7:05 PM. Upon coming out at 7:20 PM, Tim Harty made a motion to approve application #20-34 with one condition that the 50' setback from the back of the proposed Pole Barn be achieved as per the conditions of a non-residential use in the Residential Zoning District. Ed Harty seconded the motion and it passed 5-0. Ed Harty made a motion to accept application #20-36 as presented with no conditions at this time. Don Anderson seconded the motion and it passed 5-0.

8. Date of Next Meeting: Monday, April 6, 2020 at 6:30 pm at the Westminster Town Hall (if needed)

9. Adjournment: Tim Harty made a motion to adjourn and Oliver Brody seconded. The motion passed and the meeting adjourned at 7:28 PM.

Signature of Clerk

Date

Prepared by: Kelley Thayer

(Note: These are unapproved minutes. Corrections, if necessary, will be found in the minutes of the next DRB meeting.)