

**TOWN OF WESTMINSTER
DEVELOPMENT REVIEW BOARD
June 2, 2025**

Members Present: Tim Harty (Vice Chair); Don Anderson (Clerk); Oliver Brody

Members Absent: Chris Potter (Chair); Ed Harty

Others Present: Leif Moore; Martha Murray; John Gambell; Joe DiBernardo;
Alison Bigwood (ZA) and Kelley Thayer (Asst ZA and Recording Clerk)

1. Call to Order: Tim Harty (Vice Chair) called the meeting to order at 6:19 P.M.

2. Adjustments to Agenda: None

3. Acceptance of Minutes: Oliver Brody made a motion to accept the minutes as presented from May 5, 2025, meeting with Don Anderson seconding it. Hearing no discussion, the Vice Chair called for a vote and the motion passed 3-0-2 (Ed Harty and Chair, Chris Potter were absent from this meeting).

4. Communications and Public Comment: None

5. New Business: (Discussion / Action):

Application # 25-42

Application #25-42 Leif Moore (Owner) – property located at 723 Covered Bridge Rd. The Applicant is requesting a single family home with a front yard variance. This Application will be reviewed under **Section 311 Site Plan Review; Section 313 Variances; and Section 446 Residential District Zone** of the adopted 2017 Zoning Bylaws.

Tim Harty read application # 25-42. This application was for the construction of a Single Family Home in need of a front yard variance. Leif Moore told the DRB that he had 150 ft for his front yard setback and our Bylaws required 200 ft, so he was hoping to get a variance to build his home. Several years back there was a mobile home on the property in the same spot and was destroyed during Hurricane Irene. At that time the mobile home's front yard setback was 77.2 ft from the center of the road. The property contains wetlands, and due to this, Leif Moore acquired an Ecologist to come and observe and study the lands and came to the conclusion that where the house will be built is the only place it can be to be safe from the wetlands. Hearing nothing further Tim Harty closed application # 25-42 at 6:26 pm.

Application # 25-49

Application # 25-49 Martha Murray & John Gambell (Applicant) Kelli Moran (Owner) property located at **516 Burnett Rd.** The Applicant is requesting a Lot Line Adjustment. Application will be reviewed under **Section 311 Site Plan Review; Section 447 Rural Residential District; and 215 Zoning Permit Procedures** of the adopted 2017 Zoning Bylaws.

Tim Harty read Application # 25-49. This application was for a Lot Line Adjustment. Martha Murray & John Gambell (Parcel # 013009.000) will be acquiring 8.56 acres from Kelli Moran (Parcel # 013012.100) giving them a total of 21.66 acres. Martha and John have no plans to build on this property, their intentions are to preserve the land and their view.

*Kelli Moran (013012.100)** 47.70 acres – 8.56 acres = 39.14 acres after Lot Line Adjustment.*

*Murray/Gambell (013009.000)** 13.10 acres + 8.56 acres = 21.66 acres after Lot Line Adjustment.*

Hearing nothing further, Tim Harty closed application # 25-49 at 6:31 pm.

6. Unfinished Business: None

7. Other Business (Discussion / Action): None

8. Date of Next Meeting: Monday, July 7, 2025 @ 6:00pm (IF NEEDED)

DELIBERATIVE SESSION: After coming out of the deliberative session, the Board declared the following for the applications reviewed in this hearing:

Application # 25-42: Leif Moore; The DRB came to the conclusion that no variance was needed and gave this application back to the Zoning Administrator for permit issuance. The DRB felt that since this property already had a home in the exact place this home will be built, several years prior, that this land was grandfathered before the creation of the new Bylaws in 2017.

Application # 25-49: Martha Murray/John Gambell & Kelli Moran; The DRB accepted application # 25-49 as requested with no conditions. The Mylar was left with the Assistant ZA on 06/02/25 and given to the Town Clerk for recording on 06/03/25. This will be recorded when the fee is received.

9. Adjournment: Tim Harty made a motion to adjourn at 6:45 pm with Don Anderson seconding. The motion passed 3-0-2 and the meeting was declared over by the Vice Chair, Tim Harty.

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.)