

**TOWN OF WESTMINSTER
DEVELOPMENT REVIEW BOARD
April 6, 2026**

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

Members Absent: Oliver Brody

Others Present: Felicity Ladd; Alison Bigwood (ZA); & Kelley Thayer (Asst ZA & Recording Clerk)

1. Call to Order: Tim Harty (Vice Chair) called the meeting to order at 6:02 P.M.

2. Adjustments to Agenda: None

3. Acceptance of Minutes: Tim Harty made a motion to accept the minutes as presented from February 2, 2026, meeting with Don Anderson seconding it. Hearing no discussion, the Vice Chair called for a vote and the motion passed 2-0-2 (Ed Harty abstained because he was not at the 02/02/26 meeting and Oliver Brody was absent from this meeting).

4. Communications and Public Comment: None

5. New Business: (Discussion / Action):

Application # 26-21

Application #26-21 Ladd Cooper-Ellis Family Trust (Owners) property located at 663 Bemis Hill. The Applicant is requesting a Minor Sub-Division in the Resource Conservation District. This Application will be reviewed under **Section 311 Site Plan Review, Section 448 Resource Conservation District, Article XIV Ridgeline Protection Overlay District (Partial) and Article VIII Subdivision of Land (Minor)** of the adopted 2017 Zoning Bylaws.

Ed Harty read application # 26-21. This application was for a Minor Sub-Division in 411.6 acres will be split into 221.5 acres and 195.5 acres. The 195.5 acres will be sold to Windmill Hill Pinnacle Association for conservation. The 190.1 acres is in Westminster and 5.4 acres are in Athens equally the 195.5 acres.

Hearing nothing further, Tim Harty closed application # 26-21 at 6:12 pm.

6. Unfinished Business: None

7. Other Business (Discussion / Action): None

8. Date of Next Meeting: May 4, 2026 @ 6:00 p.m.

DELIBERATIVE SESSION: After coming out of the deliberative session, Tim Harty made a motion to accept application # 26-21 as requested with no conditions. Don Anderson seconded and the motion passed 3-0.

9. Adjournment: Tim Harty made a motion to adjourn at 6:25 pm with Ed Harty seconding. The motion passed 3-0 and the meeting was declared over by the Vice Chair, Tim Harty.

Signature of Clerk

Date