

**TOWN OF WESTMINSTER  
DEVELOPMENT REVIEW BOARD  
June 1, 2026**

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

**Members Absent:** Adam Hallock (Oliver Brody Resigned)

**Others Present:** Eli Reed; Kyle Pierce; Murray Krugman; Nancy Dalzell; Ruth Grandy;  
Guinevere Shaw; Cynthia Fine; Peter & Patricia Terrell;  
Alison Bigwood (ZA); & Kelley Thayer (Asst. ZA & Recording Clerk)

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

**2. Adjustments to Agenda:** N/A

**3. Acceptance of Minutes:** Ed Harty made a motion to accept the minutes as presented from May 4, 2026 meeting with Don Anderson seconding it. Hearing no discussion, the Chair called for a vote and the motion passed 3-0-1 (Adam Hallock was absent).

**4. Communications and Public Comment:** Oliver Brody has resigned from the Board

**5. New Business: (Discussion / Action):**

**Application # 26-30**

Application #26-30 Luis Gaullpa (Owner) & Eli Reed (Applicant) property located at **3366 & 3338 US Route 5**. The Owner & Applicant are requesting a **Change of Use** - To establish Lodging - Bed & Breakfast and Restaurant at 3366 and 3338 US Route 5 in Westminster, Vermont. This Application will be reviewed under **Section 311 Site Plan Review; Section 445 Village District Zone; & Article IX Historical Preservation Overlay** of the adopted 2017 Zoning Bylaws.

Tim Harty presented application #26-30, a request by Eli Reed and Luis Guallpa for a Change of Use to establish a bed and breakfast and a restaurant at 3366 and 3338 US Route 5. Mr. Reed intends to operate the business with Mr. Guallpa as a silent partner. The proposed bed and breakfast, located upstairs at 3366 US Route 5, will feature three guest rooms and serve breakfast exclusively. Mr. Reed told the Board that the accompanying restaurant will have a maximum seating capacity of 25 to 50 people and serve beer and wine only. Mr. Reed assured the Development Review Board (DRB) that there is ample parking available for guests on-site. The project description provided with the application is detailed below:

*“Fox & Hound Farm-to-Table and Bed & Breakfast, and to outline our intentions as we prepare to open our doors to the community and visiting travelers.*

*Fox & Hound Farm-to-Table will operate Thursday through Sunday from 4:00 PM to 9:30 PM. We are low key, respecting the quiet countryside of our Westminster Village and want to keep it that way. Our focus is on gourmet, made-from-scratch dishes prepared with ingredients sourced directly from our local farmers. This includes locally raised meats and seasonal vegetables that reflect agricultural richness of our region. Our goal is to support local growers while offering guests a refined, countryside dining experience. The seating will be about 12 tables inside and a few scattered outside in the courtyard area for an under the country sky setting.*

*The atmosphere of the restaurant will be warm and inviting, with countryside aesthetic, soft ambient lighting, and gentle music in the background to create a calm and intimate environment.*

*In addition to the restaurant, the Fox & Hound Bed & Breakfast hours of business will welcome a wide range of travelers throughout the year. This includes seasonal leaf peepers, cyclists, hikers, kayakers enjoying the Connecticut River, and ATV riders exploring nearby trails. During the winter months, we will also accommodate skiers and snowmobilers visiting the area.*

*Our intention is to contribute positively to the local economy, support Vermont agriculture, and provide a welcoming place for both residents and visitors.*

*As planned, I will have the attached Permits as well as during our meeting on June 1<sup>st</sup>”.*

The Board questioned Mr. Reed regarding whether he possessed the necessary state licensing required to operate both the bed and breakfast and the restaurant. While the applicant had previously promised to provide this documentation upon submitting the application, it was not received. Mr. Reed has only obtained a Home Catering license from the Vermont Department of Health, which restricts operations strictly to take out food. The Board noted that the project requires a Restaurant License, a Lodging License, a Vermont Department of Environmental Conservation (DEC) wastewater permit, and approval from the Division of Fire Safety.

Furthermore, through discussions with the Zoning Administrator (ZA) and concerned citizens, the Board learned that Mr. Reed has been operating an unpermitted outdoor eatery for the public. The ZA confirmed that a certified cease-and-desist letter had been issued prior to the meeting regarding this unauthorized operation, but the letter was never retrieved from the post office by either Mr. Reed or Mr. Guallpa. The Board told Mr. Reed that he is to stop all operations of the outdoor eatery immediately. They told him without the proper State Permitting and the fact that he had not come before the Board to operate this business in the Historic District, that he was in violation of the Town Bylaws. Hearing nothing further, Tim Harty closed application # 26-30 at 6:57 pm.

**Application # 26-31**

Application #26-31 Kyle & Shari Pierce (Owners) property located at **82 Rathbun Rd.** The Owners are requesting a **Variance** – For a Garage that will sit too close to the setback requirements in Westminster, Vermont. This Application will be reviewed under **Section 311 Site Plan Review; Section 445 Village District Zone; & Article IX Historical Preservation Overlay** of the adopted 2017 Zoning Bylaws

Don Anderson presented application #26-31 on behalf of Kyle Pierce, who is requesting a variance to construct a 24' x 24' garage. Mr. Pierce explained to the Board that the proposed garage is intended to assist his disabled wife by minimizing the distance to the house for easier access. The design includes a proposed second story. The structure would be located approximately 2 feet from the house and 15 feet from the road. Ruth Grandy, an abutting property owner, expressed concern regarding the accuracy of the measurements shown on the drawings submitted to the Development Review Board (DRB). The Board assured Ms. Grandy that her concerns would be taken into consideration during the deliberative session.

Hearing nothing further, Don Anderson closed application # 26-31 at 7:05 pm.

**6. Unfinished Business: None**

**7. Other Business (Discussion / Action):**

**8. Date of Next Meeting: July 7, 2026 @ 6:30 p.m.**

**DELIBERATIVE SESSION:** Upon exiting the deliberative session, the Board reconvened the public meeting and took action on the following item:

**Application #26-30:** Chair Tim Harty moved to deny the application submitted by Eli Reed and Luis Guallpa due to a lack of required state permitting and material discrepancies between the verbal project description provided during the hearing and the written documentation submitted with the application. The motion included a directive for the Zoning Administrator (ZA) to contact Wendy at the Vermont Department of Health to verify the necessary permits required for the proposed operations and to confirm whether Mr. Reed has initiated the application process. Furthermore, the Development Review Board (DRB) specified that it will not rehear this application until all proper state permits are secured and a comprehensive, updated written description of the project is submitted. Ed Harty seconded the motion. **The motion passed, and the application was denied.**

**Application #26-31:** Don Anderson moved to approve the variance application submitted by Kyle Pierce with the condition that the proposed garage dimensions be reduced from 24' x 24' to 20' x 24'. The Board stipulated this structural modification to maximize the setback from the road and required the garage to be constructed as close to the primary residence as possible. Chair Tim Harty seconded the motion. **The motion passed, and the application was approved with the stated conditions.**

**9. Adjournment:** Ed Harty made a motion to adjourn at 8:23 pm with Tim Harty seconding. The motion passed 3-0 and the meeting was declared over by the 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.)