

**TOWN OF WESTMINSTER
DEVELOPMENT REVIEW BOARD
September 8, 2026**

Members Present: Adam Hallock; Don Anderson (Clerk); Jason Perry, Selectboard Alternate

Members Absent: Tim Harty (Chair); Ed Harty (Vice Chair)

Others Present: Murray Krugman; Nancy Dalzell; Peter Terrell; Jesse Brutsche; Mark Kielty;
Joe DiBernardo; Alison Bigwood (ZA); & Kelley Thayer (Asst. ZA &
Recording Clerk)

1. Call to Order: Adam Hallock called the meeting to order at 6:08 P.M.

2. Adjustments to Agenda: N/A

3. Acceptance of Minutes: Approval will take place at the next meeting. Because members who attended the August 3, 2026 meeting were absent, a **quorum was not present** to approve the minutes.

4. Communications and Public Comment:

5. New Business: (Discussion / Action):

Application # 27-05

Luis Gaullpa (Owner) & Eli Reed (Applicant) property located at 3366 US Route 5. The owner and applicant are requesting a Change of Use to convert a single-family home into an Inn serving a continental breakfast, located within the Historic Village district of 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.

Adam Hallock presented Application #27-05. Neither the applicant, Eli Reed, nor the owner, Luis Gualpa, attended the meeting, despite the Board's request at the previous August 3, 2026 session. When Mr. Hallock opened the floor for public comment, Murray Krugman submitted a written document for the Board's consideration and recommended installing a privacy fence for the neighbor. Additionally, attendees raised concerns regarding emergency exit compliance. Hearing no further comments, Mr. Hallock officially closed the hearing for Application #27-05 at 6:22 p.m.

Application # 27-06 **Mark Kielty (Owner) property located at 3806 US Route 5. The owner is requesting approval for the demolition of the damaged structure and the subsequent renovation of the remaining existing structure within the Historic Village District of 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.**

Adam Hallock presented application #27-06. Mark Kielty, who outlined the proposed plans for the existing structure. Mr. Kielty informed the Board of his intention to demolish the front section of the residence while renovating the remaining structure to preserve its historic aesthetic. The full architectural plans are available for review in the Town Hall zoning file. There being no further discussion, Adam Hallock closed the hearing for application #27-06 at 6:29 p.m.

Application # 27-07 **Philip Pellerin (Owner) property located at 30 Chaffee Valley Road. The owner is requesting a Minor Subdivision. This Application will be reviewed under Section 311 Site Plan Review; Section 447 Rural Residential District Zone; & Article VIII Subdivision of Land (Minor Subdivision) of the adopted 2017 Zoning Bylaws.**

Application #27-07 was presented by Don Anderson, with surveyor Joe DiBernardo attending on behalf of the applicant, Philip Pellerin. Mr. DiBernardo informed the Board that the applicant proposes a minor subdivision to split an existing 80-acre parcel into two separate lots: Lot 1, comprising 64.99 acres, and Lot 2, comprising 15.01 acres. There being no further discussion, Don Anderson closed the hearing for application #27-07 at 6:36 p.m.

6. Unfinished Business: None

7. Other Business (Discussion / Action): None

8. Date of Next Meeting: TBD

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

Application #27-05: A motion was made by Don Anderson to recess the hearing for application 27-05. The recess was requested because Eli Reed and Luis Gualpa were not present as requested, preventing the board from asking further questions required to make a determination. The motion was seconded by Adam Hallock and carried by a vote of 3-0.

Application #27-06: Adam Hallock moved to approve the application as written without conditions. Don Anderson seconded the motion and the motion passed 3-0.

Application #27-07: Adam Hallock moved to approve the application as written without conditions. Don Anderson seconded the motion and the motion passed 3-0.

9. Adjournment: Don Anderson made a motion to adjourn at 6:47 pm with Adam Hallock seconding. The motion passed 3-0 and the meeting was declared over by member Adam Hallock.

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.)