

Town of Westminster Historic Review Board Meeting

Wednesday, March 20, 2019

Present: Peter Terrell, Matt Sargent and Tony Diorio

Others Present: Russell Hodgkins (Town Manager/ Zoning Admin.) &
Murray Krugman (Applicant)

1. **Call to Order:** Peter Terrell (Chair) called the meeting to order at 4:30 PM in the Westminster Town Hall.
2. **Adjustments to Agenda:** None
3. **Acceptance of February 25, 2019 Minutes:** Tony Diorio made a motion to accept the minutes as presented and Matt Sargent seconded. The motion passed.
4. **Communications and Public Comments:** None
5. **Unfinished Business (Discussion/Action):**
 - A. **Murray Krugman – New Proposal - Demolition Historic Barn and adding windows to existing house;**

The Zoning Administrator presented to the Historic Review Board the new information and asked that the Board let Mr. Krugman explain in his own words the timeline versus the changes that this project has taken and why. The Board Chair agreed that this would be a reasonable start to this meeting. Murray Krugman told the Board that his original proposal was to save the Historic Barn by moving it closer to the house and rotating it 90 degrees so that the garage doors would be facing south. With the time between meetings because the Board requested more information, he had his Contractor do a complete inspection of the beams, siding, and overall structural integrity and found it to be 50% +/- either rotten or missing. It was with careful and financial considerations that the plans changed from moving the Historic Barn to Demolishing the existing barn and building new. Mr. Krugman told the Board that it didn't make sense to have the new structure 50/50 with old and new wooden features. He thought that this wasn't worth the money it would take to do this for just the fact of saving this old barn.

Matt Sargent (Matt) started by asking Mr. Krugman why he couldn't leave the Historic Barn as is and build his new one beside it. Mr. Krugman answered by saying that it was in the way for the new proposal and that it would be a tax burden as well as a liability because of the failed structural dependability. Matt explained that keeping these types of Barns and structures are very important in preserving the Historic District and to just destroy this Barn was disappointing. He told Mr. Krugman that the District can't lose much more before it becomes nonexistent. Murray Krugman told Matt and the other members that he considered many possibilities before he came to this conclusion and he paid for a new permit application because he knew that this was a total change from the first try at this project, but he stands firm that this is the right decision for him and the resale value of his property.

Tony Diorio (Tony) agreed with the Barn concerns, but wanted to go back to the timeline and the complete new application that was in front of them. Tony mentioned that Mr. Krugman has shown the new garage ridgeline going in the opposite direction than originally proposed with the old application and asked why this change. Mr. Krugman explained that the gable end would help with the snow & ice not forming in front of the new garage doors and that facing it south would match the existing driveway appropriately. Mr. Krugman explained that the siding will be ship-lap boards running vertically, the 12-12 roof will be corrugated metal to match the existing house connector's roof, and the new breezeway will have 2 over 2 windows to match the existing connector on the south side as sketched. The Zoning Administrator chimed in

and asked Mr. Krugman to help draw a bird's eye view of the proposed construction because it was becoming very apparent that a large breezeway was being added to this project description and he wasn't clear on the sizes of the complete project. With help, the ZA was able to show the Board that from the existing connector of the house was a proposed 18' wide x 25' long breezeway with 6 new windows that would take up 18' of the 25' on the south side. Hooked to that, the ZA went on, would be the new garage which is proposed at being 24' x 30'. Mr. Krugman added that the garage will only extend approximately 3' from each side of the new 18' wide breezeway in both the northerly and southerly directions. After hearing no more testimony or questions, the Chair closed the hearing.

6. New Business: None

7. Other Business: The ZA told the Board that this meeting is the re-organizational meeting where the positions of the Board are determined for the next year. The Board unanimously approved the offices to remain the same as last year: Peter Terrell – Chair, Matt Sargent – Vice Chair, and Tony Diorio - Clerk

8. Date of Next Meeting: TBD

The Board went into deliberative session at 5:18 PM. Upon coming out the Board will write their "Recommendation" letter to the DRB.

9. Adjournment: Matt made the motion to adjourn and Tony seconded the motion at 6:01 PM. The motion passed.

Clerk Signature