

WATERBURY PLANNING COMMISSION

Special Meeting

Minutes

Wednesday, March 30, 2005

APPROVED

PRESENT:

Members: Bob Butler, Rebecca Ellis, Rick Weston, Joel Baker, Joe Greene, Hal Ranney, Bob Murray

Staff: Steve Lotspeich

Public: Bill and Ronda Hannon, Kim Brown, Everett Coffey, Skip Flanders, Lefty Sayah, Tom Stevens, Al Quesnel, Peter Hirschfeld, Bill Graves

Bob Butler, Chair, called the meeting to order at 6:30 p.m. at the site of the former Gateway Motel/William Wells House, 73 S. Main St.

APP. NO. 04-05-V, IRVING SAFFRON, WILLIAM HANNON

Bob Butler re-opened the site plan review for demolition and a change of use for the former Gateway Motel/William Wells house at 73 S. Main St. from a motel and apartments to offices and reconfigured apartments. Mr. Butler reminded those wishing to provide testimony that they were still under oath. There was a general discussion of the proposed complete demolition of the former Gateway Motel historic building and the change of use.

The meeting moved from the project site to the Waterbury Municipal Offices where it resumed at 6:50 p.m.

The discussion of the project continued. The possible need for additional parking located off-site for a future restaurant was discussed. Skip Flanders expressed his concern about congestion in the vicinity of the site and said he would oppose granting the use of on-street parking for the project. Everett Coffey said he would not oppose the possible use of on-street parking for a future restaurant at the site.

Kim Brown presented the plans for the project including the total square footage of office space and the required parking for the offices and two townhouse units that will be constructed at the rear of the reconstructed building. Mr. Brown also presented the proposed exterior lighting, landscaping, and fencing for the site. He also stated that the restaurant and the associated site details will be applied for as a future phase of the project.

Joel Baker stated that he is recusing himself from participating in this review as a Planning Commission member and is participating as an adjacent property owner.

Kim Brown presented the draft report with photos and measured drawings documenting the historic Gateway Motel/William Wells house. Mr. Brown stated that he will be finalizing the report and submitting it to the municipality within about one week. Mr. Brown then presented the elevations of the proposed building that will replace the historic structure. The front brick portion of the building will be a faithful brick-faced reproduction of the exterior of the historic building using modern materials. The rear frame portion of the building will be a new design that will be in keeping with the design of the historic brick structure.

On-site circulation was discussed and a concern raised about the narrowness of the aisle at the rear of the new building. One parking space was eliminated in this area to open up the circulation.

The Village Trustees and the Town Selectboard member present expressed support for reconstructing the historic building.

The public portion of the testimony was closed.

EXHIBIT LIST:

Exhibit A	Zoning Permit Application
Exhibit B	App. to the Planning Commission for Site Plan Review
Exhibit C	Site Plan dated 3-30-05
Exhibit D	Elevations and Floor Plan of reconstructed Historic Building dated 3-30-05
Exhibit E	Draft Report including Measured Drawings, Details, and Photo-documentation of the William Wells House
Exhibit F	Lighting Cut Sheets
Exhibit G	Notes on the William Wells Building
Exhibit H	Notice Sent to the Adjacent Landowners dated 3-11-05

FINDINGS OF FACT:

This project is the complete demolition of the former Gateway Motel/William Wells historic building and the establishment/change of use for the new building to be reconstructed on the site from a motel/inn and apartments to offices, and two townhouses. The former Gateway Motel/William Wells House was severely damaged by fire in December, 2002. The building has deteriorated significantly during the time since the fire and cannot be reconstructed in its current condition. This project is the second phase of redeveloping the site and does not include renovating/reconstructing the existing one-story former motel building on the southeast side of the site.

The applicant has submitted the following information in Exhibits D and E pertaining to the architecture of the historic William Wells house, including the rear wing / former carriage shed:

1. Measured drawings of the entire historic brick structure done by an architectural designer showing all precise building exterior dimensions including but not limited to all overall dimensions, the windows, trim, remaining roof including the pitch, and other details.
2. Thorough photo-documentation of the entire exterior of the same structure including all the details in the measured drawings. The location and subject of each photo has been noted. The documentation photos and report meet the requirements of the Vermont Division for Historic Preservation for documenting historic buildings for the purpose of reconstruction.

The entire brick portion of the former William Wells House will be reconstructed as a very close reproduction of its former historic appearance using new brick and other new materials, as documented in the exhibited information outlined above. The front door to the historic building and as much of the surrounding frame and trim as possible will be salvaged and re-used as the

front door for the new building. The rear frame portion of the new building will not replicate the former rear frame wing but will be reconstructed in accordance with Exhibit C and D of this application. Demolition of the building will take place between 7:00 a.m. and 5:30 p.m., Monday through Saturday. The maximum hours of operation for the offices will be 6:00 a.m. to 8:00 p.m. Monday through Saturday.

Any future phase of the overall project, such as a restaurant, will be the subject of a separate permit application. Site plan review criteria such as service access, exterior lighting, an exterior patio, amount of seating, and additional parking will be considered at the time of this future permit application.

The project will be as shown on Exhibits C through G and is further described as follows:

Adequacy of vehicular access and circulation:

The primary vehicular two-lane access to the site off S. Main St. / Routes 2 and 100 to the southeast of the historic brick building will continue as it exists today. The secondary existing vehicular drive/access to the northwest of the brick building will not be used during this phase of the project for regular vehicular access. Construction and emergency access to the site will be via both access curb cuts. Vehicular circulation on the site is provided by the aisles in the existing parking areas.

Adequacy of parking:

Pursuant to the Waterbury Zoning Regulations, the eight reconstructed apartments and the two townhouses in the replacement building require 15 parking spaces. The 4,000 sq. ft. of office space in the replacement building requires 14 spaces. The total required number of parking spaces is 29. There are a total of 35 parking spaces shown on the Exhibit C, the Site Plan for the entire property. All parking spaces will be marked with lines on the pavement.

Adequacy of landscaping, screening, and exterior lighting:

In addition to all the Findings of Fact and information on the Exhibits for phase one of the project (Permit #27-04-V) regarding landscaping, screening, and exterior lighting, the following details are part of this phase and findings for this project:

A new 5' wide concrete sidewalk will be constructed connecting the sidewalk for S. Main St. to the side porch and entrance into the building as shown on the Site Plan, Exhibit C. A landscaped "buffer" between the sidewalk and the entrance drive/parking aisle is included. There will be two landscaped islands separating the front parking area from the side and rear parking areas that will have two post lights as approved in Permit #27-04-V. A cedar hedge will also be planted along the southeast side of the front parking area as previously approved.

Additional exterior lighting will be as shown on Exhibits C and D, and as follows: There will be six recessed can lights in the porch ceilings along the southeast side of the new building with one 13-watt fluorescent bulb for each fixture. There will be four decorative lantern lights along the southeast side of the building, one for each of the front doors to the two townhouse units, and two for the side door into the commercial space. Each of these fixtures will have one 15-watt fluorescent bulb.

There will be one additional Sternberg type B full cut-off fixture with one 100-watt high pressure sodium bulb mounted on the rear (south) corner of the new building as shown on Exhibit D to light a portion of the rear parking area.

Conclusion: The Planning Commission finds that the project meets all the site plan review criteria including the Special Considerations for projects bordering on Routes 100 and 2.

MOTION:

Rebecca Ellis moved to approve App. No. 04-05-V, Irving Saffron, William Hannon, Site Plan Review for demolition and a change of use for the former Gateway Motel/William Wells house at 73 S. Main St. from a motel and apartments to offices, and reconfigured apartments, with the following conditions:

- 1. This permit is granted on the condition that the applicant complete the project consistent with the Commission's findings and conclusions and the approved plans and exhibits.*
- 2. Any lights on the interior of the building that are designed or directed so as to increase the amount of light outside of the building require a revision of the site plan.*
- 3. Construction of the new building will be completed within two years of the issuance of this permit. Any delay in completion beyond this date will require review and approval by the Waterbury Planning Commission as a revision to the approved site plan.*
- 4. Prior to commencement of demolition a final report consistent with Exhibits E and G shall be submitted.*

Rick Weston seconded the motion and it was approved unanimously with Joel Baker recusing himself.

DISCUSSION OF POSSIBLE INTERIM ZONING REGARDING DENSITY FOR MULTI-FAMILY HOUSING

Lefty Sayah, Village Trustee, raised a concern regarding the allowed density of multi-family housing, especially in the Village Commercial (VCOM) Zoning District in the Colbyville area. Bob Butler suggested that the issue be dealt with in a more measured timeframe. Steve Lotspeich suggested that a matrix/chart be prepared for all the zoning districts that allow the multi-family use. The matrix would include recommendations for density for each district in dwelling units per acre. The matrix could be incorporated into either proposed interim zoning regulations or long-term zoning amendments.

Mr. Lotspeich agreed to prepare the matrix/chart and circulate it to the Planning Commission, Trustees, and Selectboard during the week of April 4th. The issue will then be discussed again at the next Planning Commission meeting on April 14th.

APP. NO. 08-05-V, SHW, LLC, SHAWS SUPERMARKET

The Planning Commission reviewed a letter dated March 4, 2005, with attached plans from Charles Grenier, Consulting Engineer for Halvorsen Development Corp., Shaw's Supermarket, requesting an exemption from site plan review for changes to the approved site plan for the supermarket. The changes include a reduction in the footprint of the building from 56,000 sq. ft. to 50,700 sq. ft.; elimination of the 3,500 sq. ft. mezzanine; a reduction in parking from 240 spaces to 233 spaces with about 35 of the spaces now located behind the building; minor modifications to the elevations of the building with a reduction in overall height of 2'; and the

addition of a brick wall to screen the rear truck loading area and trash compactor. The Planning Commission discussed the details of the application.

MOTION:

Joe Greene moved to exempt Application No. 08-05-V, SHW, LLC, changes to the approved site plan for the Shaw's Supermarket in Colbyville, from site plan review under Section 301(a)(5) of the 2001 Waterbury Zoning Regulations, as amended through March, 2004.

Hal Ranney seconded the motion and it was approved unanimously.

ADJOURNMENT

The meeting was adjourned by Bob Butler, Chair, at 9:30 p.m.

Respectfully submitted,

Stephen Lotspeich,
Community Planner