

**WATERBURY PLANNING COMMISSION**  
**SPECIAL MEETING**  
**Friday, July 8, 2005**  
**APPROVED**

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Members: Joel Baker, Rebecca Ellis, Darren Higgins, Hal Ranney, David Russo, Rick Weston, Joe Greene  
Staff: Carl Garbelotti, Stephen Lotspeich  
Public: Henry Parro

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The meeting was called to order by Rick Weston, Chair, at 7:35 a.m.

**APP. NO. 55-05-T, HENRY PARRO**

Mr. Weston opened the continuation of the site plan review and the site walk for a 3,500-sq. ft. retail sales/service gun shop addition at the existing Parro's Gun Shop at 95 U.S. Route 2 (Bolton Road). Henry Parro was reminded that he was still under oath in order to provide testimony.

Mr. Parro showed the Planning Commission the site and the location of the proposed project. The need for additional parking was discussed and Mr. Parro showed the location of two additional existing employee parking spaces near the northwest end of the existing gun shop. It was agreed that there should be a finding that the existing garage will be moved or demolished and taken to an off-site location. The landscaped bed between the proposed parking area and the road was discussed in terms of screening the parked vehicles. The new parking spaces along the new building will have bumper blocks to keep the cars back from the wall of the building addition and allow space in front of the building for pedestrian circulation.

Mr. Parro checked with the Vermont Agency of Transportation, District 6 Maintenance Office and they told him that U.S. Route 2 has a 3-rod or 49.5' wide right-of-way in front of the gun shop. This means that the edge of the right-of-way (street line) is 24.75' from the centerline of the road.

The stake-out of the new building corners was reviewed. Joel Baker suggested that the northeast corner of the building addition could be moved back away from the road to allow for more space in front of the building for parking, etc. Mr. Parro pointed out that this would skew the building addition at a small angle rather than having it in-line with the existing building. It was agreed that for the purposes of calculating front setback (50'), the front of the foundation or the eave line of the roof, whichever is closer to the street line, should be used for calculating the front setback. Mr. Parro noted that he will move the building back the necessary short distance to meet the front setback requirement.

The site plan review was continued to Wednesday, July 20 at 9:00 p.m., at the Municipal Offices.

**ADJOURNMENT**

The meeting was adjourned at 8:10 a.m.

Respectfully submitted,

Stephen Lotspeich  
Community Planner