

**Waterbury Village Board of Trustees Meeting  
Main Street Fire Station  
June 10, 2015**

Attendees: P. Howard Flanders, Village President; Lawrence Sayah and Natalie Howell-Sherman, Trustees; William Shepeluk, Municipal Manager; Anne Imhoff, ORCA Media; and Denise McCarty, Board Secretary.

Public: Kathleen Daye, Everett Coffey, Lucy Pagan, Margaret Quinn, and Lynn Mason.

**Opening and Call to Order**

P. Howard Flanders called the meeting to order at 7:00 pm.

**Consider Any Modification to the Agenda**

The agenda was approved as presented with no modifications.

**Consider Parking Request for 43 Randall Street**

Jessica Wright would like to purchase 43 Randall Street and turn it into a commercial bakery with morning and lunch hours. Her target customers would be the local population and State employees. She would also like to create two apartments above the bakery which would need parking spaces. There are 6 existing parking spaces for tenants in the building, she is requesting 10 additional parking spaces to accommodate 1 parking spot per 3 seats in addition to employees and tenants parking. She would like to know how many parking spaces she could be approved for before she purchases the property. Discussion followed regarding parking on Randall Street and any opportunities in the Stanley Hall lot. Jessica Wright will research more parking options in the area. No action was taken and parking spaces were not approved at this time.

**Consider Revised Outdoor Deck for Blackback Pub**

Lynn Mason was present to discuss some revisions to the previously proposed outdoor deck. The extension would be another 5 ½ feet by 18 feet with a landing. They would use the same builder that constructed the deck at The Cork so that aesthetically, it would tie in and look similar to that location. Discussion followed. The Municipal Manger stated that there was no guarantee what would happen to the decking during the Main Street project. **N. Howell Sherman made a motion to approve the revised decking plan at the Blackback Pub as proposed. The motion was seconded by L. Sayah and passed unanimously.**

**Consider On-Street Parking Request for Prohibition Pig**

Chris Austin from Grenier Engineering, on behalf of Chad Rich requested more parking spaces. C. Rich would like to add 24 more seats at the Prohibition Pig. The current zoning regulations require 8 additional parking spaces to accommodate the additional seating. The seats would be inside on the main floor. The exact locations of the additional spaces were discussed in more detail.

**N. Howell Sherman made a motion to approve 8 additional parking spaces for the Prohibition Pig as proposed. The motion was seconded by L. Sayah and passed unanimously.**

**Consider Approval of Proposed Terms for UDAG Loan to Waterbury Sports, LLC**

W. Shepeluk met with the owners of Waterbury Sports, LLC, Caleb Magoon and Chuck Houston. W. Shepeluk received a copy of a commitment letter from VEDA with conditions that other finances need to be secured including the Waterbury UDAG loan. This is a \$335,000 project. W. Shepeluk negotiated an agreement with the owners of Waterbury Sports, LLC for a loan of \$30,000 for a term of 7 years (84 months) at 3.6 percent interest. The proposed agreement would be that during the first 12 months of the loan, there would be no interest and payments due while the interest still accrued on the loan. After 12 months, the loan payments would be due as agreed upon. The legal fees for the loan agreement would be paid by the owners of Waterbury Sports, LLC. **L. Sayah made a motion to approve the UDAG loan to Waterbury Sports, LLC for \$30,000 with the loan terms**

as recommended by the Municipal Manager and to authorize the Municipal Manager to sign the loan agreement on their behalf. The motion was seconded by N. Howell-Sherman and passed unanimously.

**Consider Tax Anticipation Loan for Village**

The Municipal Manager discussed the tax anticipation loan for the Village. N. Howell-Sherman made a motion to approve the tax anticipation note at the People’s Bank for \$225,000 at an interest rate of 1.1 percent to be paid back by December 30, 2015 and authorized the following individuals to draw down the note: Carla Lawrence, Village Treasurer; Beth Jones, Assistant Village Treasurer; and William Shepeluk, Municipal Manager. The motion was seconded by L. Sayah and passed unanimously.

**Discuss Benefits to Village and Town from Proposal for 51 South Main Street and Potential Date for Informational Meeting.**

The date for the informational meeting to discuss the building project at 51 South Main Street was set for June 23<sup>rd</sup> at 7 pm and will be warned as a Trustees meeting and an informational meeting. The proposed meeting location is St. Leo’s Parish Hall. There is a Special Village Meeting warned for June 30<sup>th</sup> at 7 pm to discuss the project and then vote on the project. The meeting will be warned that it will be in the Thatcher Brook Elementary School gymnasium rather than the cafeteria. Public comments were given with concerns about the community not being able to voice concerns regarding this project prior to now. Additional public comments were made and discussion followed.

**Minutes**

N. Howell-Sherman made a motion to approve the minutes of the Trustees meeting on May 27<sup>th</sup> and a Joint meeting on June 1<sup>st</sup> as presented. The motion was seconded by L. Sayah and passed unanimously.

**Upcoming Meetings**

- June 23: Project at 51 South Main Street informational meeting
- June 24: Trustees Meeting
- June 30: Special Village Meeting

**Adjourn**

L. Sayah made a motion to adjourn the meeting at 8:40 pm. The motion was seconded by N. Howell-Sherman on and passed unanimously.

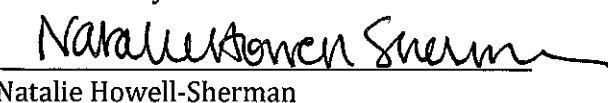
Respectfully submitted,

Denise McCarty, Board Secretary

Approved on: June 24, 2015

  
P. Howard Flanders

  
Lawrence Sayah

  
Natalie Howell-Sherman