

**WATERBURY DEVELOPMENT REVIEW BOARD  
APPROVED MINUTES  
Thursday, September 6, 2012**

Board Members Present: Jeff Larkin, Chair; Jeff Whalen; Joel Baker, Martha Staskus.

Staff Present: Clare Rock, Steve Lotspeich, Patti Spence

The meeting was called to order by Jeff Larkin at 6:35 p.m.

**APPLICATION #56-12-V, REVITALIZING WATERBURY, LLC**

The Hearing was opened at 6:35 pm. See separate minutes for DRB review and decision.

**REVIEW & APPROVAL OF MINUTES**

Motion for Application #46-12-V from August 7, 2012:

Jeff Whalen moved to approved the minutes for August 7, 2012 for applications #46-12-V, Thatcher Brook Primary School, and #50-12-V, Hands Off My Cheese.

Vote: The motion passed unanimously.

Motion for general minutes:

Jeff Whalen moved and Martha Staskus second the motion to approve the general minutes from August 23, 2012.

Vote: The motion passed unanimously

Motion for Application #53-12-V:

Jeff Whalen moved and Martha Staskus seconded the motion to reconsider application 53-12-V, for Overtime Management, LLC for a sub-division at Stowe Street and Rolling Meadows Lane, at the DRB meeting to be held on September 20, 2012 at 7pm.

Vote: The motion passed unanimously.

Motion for Application #46-12-V from August 23, 2012:

Martha moved and Jeff Whalen seconded the motion to reconsider application #46-12-V, for Thatcher Brook Primary School to construct a roof over the delivery ramp on Railroad Street, at the DRB meeting to be held on September 20th at 7:30 pm.

Vote: The motion passed unanimously.

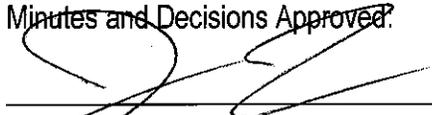
**DISCUSSION OF ZONING AMENDMENTS BEING PROPOSED BY THE PLANNING COMMISSION**

The DRB requested the opportunity to review the proposed zoning amendments, including the subdivision chapter, and have comments ready for the September 20th meeting. A subsequent comment letter can go to the Planning Commission.

**ADJOURNMENT**

The meeting was adjourned by the Chair at 8:00 p.m.

Minutes and Decisions Approved:

 \_\_\_\_\_, Chair

Date: 9.20.12

**NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

THESE MINUTES WERE APPROVED ON SEPTEMBER 20, 2012.

**TOWN OF WATERBURY  
DEVELOPMENT REVIEW BOARD  
APPROVED MINUTES, FINDINGS & DECISION  
Date: September 6, 2012**

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Board Members Present: Jeff Larkin, Chair; Joel Baker; Jeff Whalen; Martha Staskus

Staff Present: Steve Lotspeich; Clare Rock; Patti Spence

First Order of Business: Site Plan Review (Amendment), Findings and Decision. The hearing was opened at 6:30 p.m.

Permit Application #:	56-12-V
Applicant:	Revitalizing Waterbury, Inc. (RW)
Landowner:	SAME
Location of Project:	1 Rotarian Place, Waterbury, VT
Description of Project:	Add exterior lighting to Cupola.

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The following interested parties were present and sworn in:

David Luce, Revitalizing Waterbury

**TESTIMONY:**

1. This project will complete the original plan for lighting. The added lighting will illuminate the building cupola on the all sides including the side facing I-89.
2. The plan is to light the brick of the cupola and not the roof of the cupola. Shielded lights should prevent throwing light to the sides.
3. The lighting is not for security and is only intended to light the building during the early evening hours.

**EXHIBIT LIST:**

Exhibit A	Zoning Permit Application #56-12-V
Exhibit B	Site Plan (from 27-05-V)
Exhibit C	Building Elevations (from 27-05-V)
Exhibit D	Cupola Lighting Plan, dated July 30, 2012
Exhibit E	Planning Commission Decision of 27-05-V (Original Site Plan Review)
Exhibit F	Letter to adjacent landowners dated August 20, 2012

**FINDINGS OF FACT:**

Description of Project: Revitalizing Waterbury proposes to add three 39-watt LED shielded lights to illuminate the cupola of the train station building located at 1 Rotarian Place (Tax Map 19-398.100) In 2005 RW received approval from the Waterbury Planning Commission to change the use of the Waterbury Railroad Station to a café and welcome center and retain the existing use as the Amtrak Station.

In 2005 the site plan approval specified the building will include ten fixtures hanging from the porch roofs around the building, three recessed can lights in the ceiling of the canopy on the northwest end of the building and six pole-mounted lights for the parking lot across the tracks. The Planning Commission minutes state these lights would be on all night for security purposes. The new cupola lights will be on a timer and will be on from dusk each evening until 11:00 p.m.

**APPLICABLE SITE PLAN REVIEW CRITERIA:**

- (3) Adequacy of landscaping and screening. Considerations shall include:
- (A) Adequacy of landscaping, screening, and setbacks with regard to achieving maximum compatibility with and protection for adjacent properties and public roads.
  - (B) Preservation of attractive or functional existing vegetation.
  - (D) Reduction of lighting and glare to the necessary minimum, including provision of appropriate landscaping to reduce the impact of lighting and glare on adjacent properties.

**CONCLUSION & DECISION:**

The Development Review Board concludes that based upon the testimony the applicant indicated there will be no lighting of public roads and is intended to light the facade of the cupola on the building.

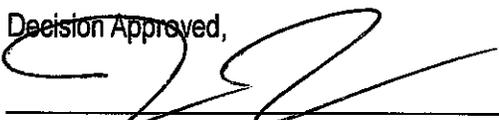
**MOTION:**

Martha Staskus moved and Joel Baker seconded the motion to approve Application #56-12-V, Revitalizing Waterbury, Inc., Site Plan Review for the addition of shielded roof mounted floodlights for the existing cupola on the Waterbury Railroad Station located at One Rotarian Place off Park Row, Tax Map #19-398.100, as presented in application, with the following condition:

1. This permit is granted on the condition that the applicant completes the project consistent with the Board's findings and conclusions and the approved plans and exhibits.

VOTE: The motion passed unanimously.

Decision Approved,

 , Chair

Date: 9-20-12

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