

**TOWN OF WATERBURY
DEVELOPMENT REVIEW BOARD
Special Meeting
Approved Findings and Decision
Date: April 4, 2013**

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

Staff Present: Steve Lotspeich

The meeting was opened at 6:30 p.m.

APP. NO. 01-13-V, JEREMY AYERS

MOTION:

Martha Staskus moved to re-consider Application Number 01-13-V, Jeremy Ayers, for a modification and increase in the retail space including relocating it to the north-east portion of the same building, within the 30-day appeal period. Joel Baker seconded the motion and it was approved unanimously.

FINDINGS OF FACT:

The applicant has requested this reconsideration and submitted a revised Exhibit E, updated 4-4-13, to shift the original approved 312 sq. ft. of retail space to the north-east corner of the same building and expand it to 624 sq. ft.

CONCLUSION:

Based on the information submitted, the Development Review Board agrees that the change in the size and location of the retail space is consistent with the approved Findings and Decision dated February 21, 2013, and deems the proposed modification to the application minor in nature.

MOTION:

Joel Baker moved to re-approve the modified application for App. No. 01-13-V, Jeremy Ayers, for a change of use to retail and craft production at 18 Elm St., Waterbury, VT (Tax Map #19-346.000), with the following conditions:

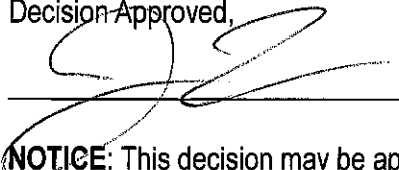
1. This permit is granted on the condition that the applicant complete the project consistent with the Board's findings and conclusions and the approved plans and exhibits.
2. Any lights on the interior of the building that are designed or directed so as to increase the amount of light outside of the building require a revision to the site plan. All exterior lights shall be downcast and shielded.
3. The applicant shall submit a letter to formally document his request for an expanded and relocated retail space within the original building, prior to the issuance of the permit.

David Rogers seconded the motion and it was approved unanimously.

ADJOURNMENT

The meeting was adjourned at 7:10 p.m.

Decision Approved,



_____, Chair

Date: 4-18-13

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 April 18, 2013