

WATERBURY DEVELOPMENT REVIEW BOARD
General Meeting Minutes
Wednesday, September 7, 2016

In Attendance: Board members present: Tom Kinley (Acting Chair), David Frothingham (co-Vice Chair), Nathaniel Fish, and Rob Dombrowski. Staff present: Steve Lotspeich (Community Planner), and Patti Spence (Secretary).

The public meeting convened at 6:30 p.m. in the in the Steele Community Room in the Municipal Center at 28 North Main Street, Waterbury, VT.

6:30 p.m. #51-16-T: Ari Fishman (applicant), **179 Guptil Road LLC** (owner)
Site plan and conditional use review to add a yoga studio to the existing building and add banquet facility use to the existing restaurant facility at 179 Guptil Road, Waterbury, VT. The property lies in the Route 100 and Medium-Density Residential zoning districts.

Present and Sworn in: Ari Fishman, Applicant; Peter Holm, town resident; Monica Callan, town resident; and Zoe Gordon, Waterbury Economic Development Director.

The site plan, conditional use, parking, special considerations for property bordering Route 100, and non-conforming uses and structures criteria were reviewed. Testimony included:

- There will be no overlap in the time of use between the yoga studio and the restaurant use.
- The capacity use for the restaurant was changed to 132.
- The parking spaces were updated and changed to 44 spaces.

Motion by Dave Frothingham, seconded by Rob Dombrowski: To approve application #51-16-T with conditions.

Vote: Passed unanimously, 4-0.

The Board will issue the final written decision within 45 days.

7:15 p.m. #19-16-V: Pilgrim Partnership (owner/applicant)
Site plan, conditional use, and design review to remove a historic building and install a private parking area at 26 and 28 Stowe Street, Waterbury, VT. The property lies in the Downtown Commercial zoning district and Downtown Design Review overlay district.

Present and Sworn in: Stephen VanEsen, Landowner; Ed Steele, Applicant; Joe Greene, Consultant for Applicant; John Grenier, Consultant for Applicant; Chris Austin, Consultant for Applicant; Peter Holm, town resident; Monica Callan, town resident; and Zoe Gordon, Waterbury Economic Development Director.

The site plan, conditional use, parking, and downtown design review district criteria were reviewed. Testimony included:

- The property is not revenue generating. The apartments have not been rented, nor are they suitable for rental.

- The property was recently purchased with the intention to remove the building and propose parking.
- A financial assessment was not done on the cost to renovate the property to maintain a rental property.
- The expressed intent is to rent spaces to owners and employees of local businesses to alleviate parking in town.

At 7:45 the hearing was continued to 8:15 pm.
 The testimony was subsequently closed at 8:32 pm.
 The DRB moved to a closed deliberation.
 The Board will issue the final written decision within 45 days.

7:45 p.m. #50-16-T: David LaPointe (owner/applicant)
 Setback waiver request to construct a residential addition (porch) at 1063 Perry Hill Road, Waterbury, VT. The property lies in the Low-Density Residential zoning district.

Present and Sworn in: David LaPointe, applicant; and Stuart Murphy, adjacent landowner.

The setback waiver criteria were reviewed.

Motion by Dave Frothingham, seconded by Nat Fish: To approve application #50-16-T with conditions.

Vote: Passed unanimously, 4-0.

The Board will issue the final written decision within 45 days.

Approval of Minutes and Decisions from August 24, 2016:

Motion: Dave Frothingham moved and Nat Fish seconded the motion to approve the general minutes of 8/24/2016 and the decisions for applications #17-16-V, #48-16-T, and #47-16-T, as amended.

Vote: Passed unanimously, 4-0.

Adjournment: The meeting was adjourned at 9:15 p.m.

Next meeting: Wednesday, September 21, 2016, 6:30 p.m.

 (Chair) (Vice Chair) (Acting Chair)

 (date)

These minutes were approved: