

# WATERBURY DEVELOPMENT REVIEW BOARD

## General Minutes — May 2, 2018

**In Attendance:** Board members present: David Frothingham (Chair), Bud Wilson, Rob Dabrowski, Dave Rogers, Tom Kinley, and Mike Bard. Staff present: Dina Bookmyer-Baker (ZA), Steve Lotspeich (Community Planner), and Patti Spence (Secretary).

The public meeting was called to order by David Frothingham, at 6:30 p.m. in the Steele Community Room in the Municipal Center, 28 North Main Street, Waterbury, VT. The agenda was approved.

1) **#30-18: Todd Curtis** (owner/applicant)

Waiver request to construct a single-family dwelling within the setback at 416 Henry Hough Road, Waterbury, VT. (CNS/RHS zoning/overlay districts)

**Testimony:**

1. The applicant testified that the setbacks are difficult to meet because of an existing well, septic system, trees that would need to be cleared including a large white birch tree, and the slope of the land.
2. Jeff Kilgore, attorney for the adjoining property owners commented on exhibits D1 (right-of-way, to access Wulff property), G and I.
  - a. He reviewed the history of the lots in the vicinity of the Curtis lot that was being discussed.
  - b. There are at least 10 lots that have access to Hough Rd. from what is now Owl's Head Rd.
  - c. Mr. Kilgore noted there is not a lot of screening between Owl's Head Rd. and the proposed site for the Curtis residence.
  - d. The concern is with the lack of screening around proposed house site. There is also a lack of screening around the barn that was built on the Curtis property, in part because evergreen trees have been removed by Mr. Curtis. There may also be other options that would eliminate any need for additional screening.
  - e. Mr. Kilgore suggested that the DRB do a site visit.
  - f. The neighbors, the Wulff's, would like to see that the wooded character of the neighborhood be preserved.
  - g. Mr. Kilgore suggested that the setback waivers are inappropriate considering the conditional use standard pertaining to the character of the area.
  - h. If the waiver request is considered it is requested that a landscaping plan be included to screen the view of the proposed house from the right-of-way for Owl's Head Rd..
3. Everett Coffey commented that he has been visiting that property for many years as a resident, a member of the ambulance crew and a hunter. He supports Mr. Curtis's plans to build a home on the property.
4. The applicant is willing to add a screening plan if required to approved the permit.

The hearing was continued to May 16<sup>th</sup> at 6:30 pm.

**2. #020-18: Main Street Cottages LLC (owner/applicant)**

Site plan amendment to add parking for eleven dwellings at 85-130 O'Hear Court. (VR/SFHA)

**Testimony:**

1. Steve Lotspeich pointed out that there is a site plan issue with the four parking spaces that require backing into O'Hear Ct. that is a village street. There is a safety concern as vehicle movement from these proposed parking spaces could interfere with the traffic flow.
2. The applicant is willing to discuss and modify the proposed landscaping. The Development Review Board (DRB) is concerned that the original plan has not been followed.
3. It was agreed by the DRB that the following should be addressed:
  - a. Three parking spaces per unit is excessive for the site. They requested that the applicant rethink this proposal to be a total 27 spaces, including two handicap spaces.
  - b. Some additional green space/landscaping that has been eliminated should added back into the site plan.

The hearing was continued to May 16<sup>th</sup> at 6:30 pm.

- 3. #009-18: Neokraft Signs/Irving Oil (appellant), Superior Development LTD (landowner)**  
Appeal of denied zoning permit application #115-17 for a gas price sign at 1 River Road, Waterbury, VT. (IND/SFHA zoning/overlay districts)

The hearing was continued to June 6, 2018 at 6:30 pm.

**Prior meeting minutes:**

Dave Rogers moved and Rob Dombrowski seconded the motion to approve the meeting minutes from March 21, 2018, including the decision minutes for #010-18, #012-18 and #013-18, as amended. VOTE: The motion was approved 6-0.

Dave Rogers moved and Rob Dombrowski seconded the motion to approve the meeting minutes from April 18, 2018, including the decision minutes for #025-18 and #028-18, as amended. VOTE: The motion was approved 6-0.

Dave Rogers moved and Rob Dombrowski seconded to approve the meeting minutes from April 4, 2018 and the decision minutes for #014-18, as amended. VOTE: The motion was approved 6-0.

**Other business:**

The final plat for #105-17, John Farr, Farr's Tree Service Inc. was reviewed and approved.

**The meeting was adjourned at 9:15pm.**

  
(Chair) (Vice-Chair) (Acting Chair) (date)

Approved: 5/16/2018