

WATERBURY DEVELOPMENT REVIEW BOARD
General Minutes—January 16, 2019

Board members present: David Frothingham (Chair), Dave Rogers, Mike Bard, Bud Wilson, and Andrew Strniste. Staff present: Dina Bookmyer-Baker (ZA), Steve Lotspeich (Community Planner), and Patti Spence (Secretary).

Dave Frothingham, Chair, opened the meeting at 6:30 p.m. in the Steele Community Room in the Municipal Center, 28 North Main Street, Waterbury, VT. The meeting was audio recorded. The agenda was approved as presented.

1) **#131-18: Noah Tautfest** (owner/applicant)

Setback waiver request to construct a single-family dwelling and detached garage with an accessory dwelling unit within the setback at 0 Maggies Way (parcel 760-0875), Waterbury Center, VT. (LDR zoning district)

This item was continued from the January 9, 2019 meeting. Additional materials pertaining to the soils present and the location of septic system were submitted.

The Board approved the project with conditions and will issue a written decision within 45 days.

2) **#130-18: Greg Montgomery and Kaziah Haviland** (owner/applicants)

Setback waiver request to construct a single-family dwelling and detached garage with an accessory dwelling unit within the setback at 0 Maggies Way (parcel #760-0575), Waterbury Center, VT. (LDR zoning district)

The Board approved the project with conditions and will issue a written decision within 45 days.

3) **#135-18: Aaron Flint Builders** (owner/applicant), **Stephen T. Van Esen Revocable Trust** (owner); Boundary-line adjustment between 11 N. Main St. and 28 Stowe St.; site plan, conditional use, and design review to remove and rebuild a historic building and establish multi-family/office at 11 N. Main St., and to construct a new mixed-use building for retail/office/multi-family at 28 Stowe St., Waterbury, VT. (VMR/DC/DDR-HC zoning/overlay/sub-districts).

Present and sworn in:

Gary Cromie, adjoining landowner
Clement Despault, adjoining landowner
Aaron Flint, owner/applicant
Jason Wulff, applicant
Jennifer Lane, Architect for applicant
George McCain, Engineer for applicant

Testimony:

- The new boundary lines were presented.
- Parking details will be on the final plat.
- 11 N. Main Street:
 - The existing structure will be taken down reusing materials.
 - The façade and trim will remain the same. Request more specifics.
 - The floor plan has changed, not firmed up, will submit later.
 - Will include 1800 SF of office space among the structures, plus 3 dwelling units.

- Submitted an assessment regarding restoring the historic structure, vs. rebuilding.
- Request elevations of all sides of the barn structure.
- Request Fire Marshall report before final approval.
- New building at 28 Stowe St.:
 - Propose retail, office and residential apartments.
 - Reviewed the design.
 - Applicant proposed hedgerows instead of trees, which provide better screening.
 - Request more specifics on landscaping proposal and hedge.
 - Request additional pedestrian protection in the walkway area.
 - Recommend additional stormwater design.
 - Request hours of operation for retail.
 - Request add the first-floor overhang to the Site Plan.
 - Request lighting plan and specifics for parking lot lighting.
 - Request comment from Waterbury Fire Department regarding property access.

The review was continued to 6:30 p.m., February 6, 2019. Revised plans due to ZA by Friday, Feb. 1.

- 4) **#125-18: Schindler Development Corporation** (owner/applicant)
 Subdivision and Ridgeline/Hillside/Steep Slope review for a four-lot subdivision to create four new residential lots on Bear Creek Lane, Waterbury Center, VT. (CNS/RHS zoning/overlay districts)

This item was continued from the December 19, 2018 meeting. Requested materials and revised plans were submitted.

The Board approved the project with conditions and will issue a written decision within 45 days.

- 5) **Agenda items as scheduled by the Chair:**
- Review minutes and decisions from previous meeting (Jan. 9, 2019):
 Dave Frothingham moved and Dave Rogers seconded the motion to approve the general minutes from January 9, 2019 and the decision for application #133-18, as amended.
 Vote: Motion approved: 5–0.

Next meetings:

- Wednesday, February 6, 2019, 6:30 p.m.
- Wednesday, February 20, 2019, 6:30 p.m

Adjournment: The meeting was adjourned at 9:05 pm.

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

Approved on: _____
 (date)