

**WATERBURY DEVELOPMENT REVIEW BOARD**  
**General Minutes—February 17, 2021**

**Attending:** Board members: Tom Kinley (Acting Chair), David Rogers (Vice Chair), Bud Wilson, Patrick Farrell, Harry Shepard, and George Lester. Staff: Dina Bookmyer-Baker (ZA), Steve Lotspeich (Community Planner), and Patti Martin (Secretary).

Tom Kinley, Acting Chair, opened the public meeting at 6:32 p.m. and made the following introductory remarks: Applicants and consultants will be given the option to be contacted when their hearing is ready to commence. Applicants should have one spokesperson. Staff will give an overview of the project. The Applicant/Spokesperson will present any new information to the Board. The DRB members will ask questions, followed by staff questions and comments. The hearing will then be opened to the public for comments and questions. Note that the DRB is a seven-member Board; six members are present. Any approval requires at least four votes in the affirmative.

- 1) **#001-21: Justin & Nusi Brown** (owner/applicant)  
Ridgeline/Hillside/Steep Slope review to revise the building zone and renew the previously-approved thinning envelope at 561 Bear Creek Lane, Waterbury Center, VT. (CNS/RHS)

Present and sworn in:

George McCain, McCain Consultants Inc., project consultant

Testimony:

- The house is within the previously approved building envelope the garage is outside of that area by approximately 50'. The area for the garage needs to be cleared.
- The prior approved building zone was already cleared.
- Clearing is requested in the loop driveway area (20' swath)
- There is a yurt on site that is intended to be removed once the house is built.
- The landscaping plan will be provided with the application for the house.
- The board requested the thinning area be reduced by 50'.

At 7:10 p.m. the hearing was continued to March 3 at 6:30 p.m.

2) **Agenda items as scheduled by the Chair:**

- Consideration of pending application and reopening the hearing: #141-20: Mutchler/Williams /Callan PUD on Ripley & Sweet Roads. (MDR/LDR/CNS/RHS)  
—The Board discussed the matter and merits, but took no action to reopen the hearing.
- Review prior meeting minutes and decisions:  
Motion: Bud Wilson moved and Dave Rogers seconded the motion to approve the DRB general meeting minutes for February 3, 2021 and decision #143-20 (Peck Appeal).  
**Vote:** The motion was approved 6–0.

**Adjournment:** There being no other business, the meeting was adjourned at 7:50 p.m.

  
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(David Rogers, Acting Chair)

Approved: March 3, 2021

**Notice of upcoming meetings:** Wednesdays, March 3, March 17, & April 7, 2021, 6:30 p.m.