

**WATERBURY DEVELOPMENT REVIEW BOARD
Unapproved General Minutes—October 20, 2021**

Attending: Board members: Tom Kinley (Vice-chair), Harry Shepard, Joe Wurtzbacher, Bud Wilson, Alex Tolstoi, George Lester.

Staff: Stephen Lotspeich, Planning & Zoning Director & Acting Secretary.

Tom Kinley, Vice-chair, opened the public meeting at 6:34 p.m. and made the following introductory remarks: 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; an approval requires at least four votes in the affirmative.

1) **#081-21: Crush Partners LLP** (owner/applicant)

Site Plan and Conditional Use review to replace the existing retail building with the construction of a new 1,200 sq. ft. retail building and to reduce the front setbacks to 25' or review a waiver from those setbacks, on the parcel located at 3627 Waterbury Stowe Road. (TCOM zoning district) —*Continued from 9/15/21.*

The applicant requested that the hearing be continued because they are waiting for a response from VTrans on the proposed reconfigured curb cut on Waterbury-Stowe Rd. (Route 100). The hearing was continued to November 3, 2021 at 6:30 p.m.

2) **#085-21: Gristmill Properties / Brendan O'Reilly** (owner/applicant)

Site Plan and Conditional Use review for the change of use from a woodworking shop to business professional offices for 2,500 sq. ft. on the ground floor (basement) of the Energy Mill located at 5430 Waterbury-Stowe Rd. (RT100 zoning district)

Present and sworn in:
Bud Wilson, Project Architect

Bud Wilson stated that he would recuse himself from participating in this review as a DRB member since he is the project architect. Bud testified that the previously approved woodshop on the lower level (basement) of the building was not economically viable and the space was converted to offices. The existing on-site parking along with the 12 spaces approved in the recent DRB decision for the second building on the site were discussed. The existing mezzanine in the Energy Mill building was discussed. It is a relatively small area that above the second floor in the building and is currently used for storage rather than a small office.

The public hearing was closed at 6:50 p.m. The Board approved the project with conditions and will issue a written decision within 45 days.

Agenda items to be scheduled by the Vice-chair:

- Public comment / Other business: There was none.
- Review prior meeting minutes and decisions (10/6/21):

Motion: Tom Kinley moved and Harry Shepard seconded the motion to approve the general

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minutes for the meeting held on October 6, 2021 and the decision for applications #083-21.

Vote: The motion was approved 6 - 0.

Adjournment: There being no other business, the meeting was adjourned at 7:20 pm.

Approved: _____ Date: _____
(Chair, Vice-chair)

Next meetings:

Wednesday, November 3, 2021, 6:30 p.m. (Applications due: Tues. 10/4/21)

- #090-21: Paul Steiner Family Trust / Waterbury Masonic Building Assoc. / Revitalizing Waterbury, reconstruct alley between 17 and 23 Stowe St. (DWN/DDR)

Wednesday, November 17, 2021, 6:30 p.m. (Applications due: Mon. 9/20/21)

- #095-21, Grace Investment Prop., LLC / CLiF, 3,300 sq. ft. office bldg. at 3579 Waterbury-Stowe Rd. (TCOM)
- #081-21, Crush Partners LLP, 1,200 sq. ft. retail bldg. at 3627 Waterbury Stowe Road. (TCOM)