

**WATERBURY DEVELOPMENT REVIEW BOARD
Unapproved General Minutes—November 17, 2021**

Attending: Board members present: Tom Kinley (Acting Chair), David Rogers (Vice Chair), Bud Wilson, Alex Tolstoi, Patrick Farrell, Harry Shepard, George Lester, and Joe Wurtzbacher (Alt – not voting).

Staff: Stephen Lotspeich (Planning & Zoning Director and Zoning Administrator), Patti Martin (Secretary).

Tom Kinley, Acting Chair, opened the public meeting at 6:30 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, seven 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 and 11/03/21*

The applicant requested that the hearing be continued because they are waiting for a response from VTrans on the application for a reconfigured curb cut on Waterbury-Stowe Rd. (Route 100). The hearing was continued to December 15, 2021, at 6:30 p.m.

2) **#095-21: Grace Investment Properties, LLC / Children's Literacy Foundation (CLiF)** (owner/applicant)

Site Plan and Conditional Use review for a proposed 3,300 sq. ft. one-story building with business professional offices for the Children's Literacy Foundation (CLiF) to be located at 3579 Waterbury-Stowe Rd. (TCOM zoning district)

Present and sworn in:

Duncan MacDougall, Applicant
Jonathan Grace, Owner
Robert Grace, Owner
John Pitrowski, Engineer
Jim Drummond, Architect
Jesse Remick, Architect
Dave Spaulding, Abutting property owner
Leslie Spaulding, neighbor
Matt Spaulding, neighbor
Beth Worthen, neighbor
David & Margaret Luce, residents and CLiF volunteers
Kim Lincoln, CLiF volunteer
Kathy Powell, CLiF volunteer
James Comley, CLiF Volunteer

Testimony:

1. The landowner to the north requested additional landscape screening along the border of his property.
2. Landscape screening for the proposed garage door as viewed from Waterbury-Stowe Rd. or the re-location of the door to place it further from Waterbury-Stowe Rd. was discussed.
3. The pitch of the roof for the rear portion of the proposed building and the building elevation on the north side were discussed. The applicant agreed to submit a proposal to address the appearance of the tall north side façade.

The hearing was continued to December 1, 2021, at 6:30 p.m.

3) #080-21: David & Nora Grenier (owner/applicant)

Final plat review for a two-lot subdivision, including pre-development site clearing and preparation, on a previously undeveloped lot (Parcel 535-0775) off of Bear Creek Lane. (CNS/RHS zoning/overlay districts)

Alex Tolstoi moved and Patrick Farrell seconded the motion to approve the final plat for Permit #080-21.

Vote: The motion was approved 7 – 0.

Agenda items to be scheduled by the Vice-chair:

- Public comment / Other business: There was none.
- Review prior meeting minutes and decisions (11/03/21):

Motion: Alex Toilstoi moved and Patrick Farrell seconded the motion to approve the general minutes for the meeting held on November 03, 2021 and the decision for application #090-21, as corrected.

Vote: The motion was approved 6 – 0 with one abstention.

Adjournment: There being no other business, the meeting was adjourned at 7:55 p.m.

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

Next meetings:

Wednesday, December 1, 2021, 6:30 p.m.

- #099-21, Unsworth Properties LLC / Jennifer Touchette, WR for mobile home at 228 East Wind Dr. (RT100)