

**WATERBURY DEVELOPMENT REVIEW BOARD
Unapproved General Minutes—June 15, 2022**

Attending: Board members present: Dave Frothingham (Chair), Dave Rogers, Tom Kinley, Bud Wilson, Patrick Farrell, Alex Tolstoi, Joe Wurtzbacher

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

Dave Frothingham, 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) **#052-22: Joanne Wells** (owner/appellant)
Appeal of a Zoning Administrator’s denial of application #033-22 to construct a 12’ x 24’ shed within the side yard setbacks at 587 Maple St. (TMR zoning district)

Present and sworn in:

Joanne Wells, appellant
RJ Farnsworth, friend of applicant
Laura Levering, adjoining property owner
Stephen Lotspeich, Zoning Administrator

The public hearing was opened at 6:34 p.m.

Testimony:

Joanne Wells presented her appeal of the denial of the permit application for the shed that has been constructed within the side yard setback. She stated that the shed was placed in the current location to provide screening from the neighbor’s pool since large evergreen trees and a rabbit hutch in that location have been removed. She stated that the shed has been constructed approximately 20’ from the side property line. The location is constrained by a nearby wastewater line that goes from the house to the leach field. Stephen Lotspeich presented the reason that the application was denied including the fact that the site plan for the shed that is part of the application shows that it is 30’ from the side property line. He stated that he and Neal Leitner met with Joanne Wells at the property when the shed was first under construction and measured the shed being approximately 15’ from the side property line.

The public hearing was closed at 6:55 p.m. The Board upheld the denial of application #033-22. A written decision will be issued within 45 days.

- 2) **#035-22: Furst Management Ventures / Brian Leven** (owner/applicant)
Continuation of the Site Plan and Downtown Design Review for an addition of a block retaining wall at the rear of the lot, expansion of deck for previously approved restaurant,

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locate utility units on roof located at 14 South Main Street (DWN/DDR zoning/overlay districts) (continued from May 18, 2022)

Present and sworn in:
Brian Leven

The public hearing was opened at 6:57 p.m.

Testimony:

Brian Leven presented the revised plans for the project including screening for the utilities on the roof of the one-story portion of the building, landscaping on the bank to the rear of the new retaining wall, and details for the lighting for the deck including cut sheets. The color of the metal screening for the utilities was discussed and the DRB was in agreement with the choice of dark gray. The bank to the rear of the retaining wall where the underground propane tanks are located will remain in grass. The outdoor woodburning fireplace will be used for cooking for the restaurant and the use will be limited to an average of one time per month.

The public hear was closed at 7:19 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

- 3) **#051-22: John Mutchler** (owner/applicant)
Continuation of the Ridgelines/Hillsides/Steep Slopes (RHS) and Conditional Use review for the construction of a single-family house and accessory dwelling (ADU) located on Lot #4 in the Honeysuckle Hill PUD, at the intersection of Sweet Rd. and Ripley Rd., (MDR&CNS/RHS zoning/overlay districts) (continued from June 1, 2022)

Present and previously sworn in:
John Mutchler, owner/applicant
Perrin Williams, owner/applicant

The continued public hearing was opened at 7:21 p.m.

Testimony:

The revised elevations and perspective views of the main house and accessory dwelling were discussed. The garage/carport is no longer part of the project. The clearing for the lot and the proposed stormwater facilities was discussed.

The public hear was closed at 7:36 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

- 4) **#045-22: Henry Parro/Michael Sullivan (The Mud Studio)** (owner/applicant)
Site Plan review of a change of use from a former gun shop (retail store/service) to a pottery studio (craft production) located at 95 U.S. Route 2. (IND zoning district)

Present and sworn in:
Mike Sullivan, owner/applicant The Mud Studio

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The public hearing was opened at 7:40 p.m.

Testimony:

Mike Sullivan presented the project. There will be a small retail gallery space in the studio. The use of the western portion of the building is an additional studio space with a sole artist. The parking need for the building was discussed.

The public hear was closed at 7:58 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

Agenda items to be scheduled by the Chair:

- Public comment / Other business: There was none.
- Review prior meeting minutes and decisions (6/01/22):

MOTION:

Tom Kinley moved and Patrick Farrell seconded the motion to approve the general meeting minutes for June 1, 2022 and the decisions for applications #021-22, #-48-22 and #049-22, as amended.

VOTE: The motion was approved 7 - 0.

Adjournment: There being no other business, the meeting was adjourned at 8:15 p.m.

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

Next meeting:

Wednesday, July 6, 2022, 6:30 p.m.

- #056-22: Kyler Star (owner/applicant)
Waiver and Conditional Use review to construct an addition for an accessory dwelling unit (ADU) on the existing detached garage located at 1019 Maple Street. (TMR zoning district)
- #058-22: Waterbury Masonic Building Assoc./Revitalizing Waterbury (owner/applicant)
Site Plan and Downtown Design Review for the renovation of the Stowe Street Alley, including enclosures for stairs and utilities.
- Informal Review: Jamie Carpenter/Scott Carpenter (owner/applicant)
Demolition of one or more buildings in order to construct a new building for auto repair at 71 McNeil Road.