

WATERBURY DEVELOPMENT REVIEW BOARD
Approved General Minutes—January 5, 2022

Attending: Board members present: Dave Frothingham (Chair), Tom Kinley (Vice-Chair), David Rogers, Bud Wilson, Harry Shepard, Alex Tolstoi, Patrick Farrell. Non-voting Board members present: Joe Wurtzbacher (alternate), George Lester (alternate).

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

David Frothingham, 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, seven members are present; an approval requires at least four votes in the affirmative.

- 1) **#112-21: KCOS Holdings, LLC** (owner/applicant)
Site Plan, Conditional Use, Downtown Design, and Flood Hazard Area review for reconstructing the Stone Shed located at 35 Foundry St. and changing the use from warehouse to approximately 10,760 sq. ft. of multiple commercial/office and industrial uses. (DWN/DDR/SFHA) zoning/overlay districts)

Present and sworn in:

TJ Kingsbury, Kingsbury Companies LLC
Tim Jones, Kingsbury Companies LLC
John Grenier, Engineer for applicant
Skip Flanders, interested party
Whitney Aldrich, interested party

The following testimony was provided and additional information requested:

1. Schematic elevations of the east and north side of the proposed building need to be provided.
2. Greater detail needs to be provided for the new proposed windows.
3. What will the new siding be?
4. Identify the dumpster location and screening.
5. Add fuel storage to the site plan.
6. Consider a sidewalk from the front door to the Foundry Street and Bidwell Ln. intersection for pedestrian access to the public street.

The hearing was continued to January 19, 2022, at 6:30pm.

- 2) **West Family Properties, LLC** (owner)
Informal sketch plan review for a proposed duplex and a limited retail service use in a primary structure and a detached garage requiring waivers, at the vacant parcel located at 891 Waterbury Stowe Rd. in the VCOM zoning district.

This review was rescheduled to January 19, 2022 at the request of Clint West.

Agenda items to be scheduled by the Chair:

- Public comment / Other business: There was none.
- Review prior meeting minutes and decisions (12/15/21):

Motion: Dave Rogers moved and Tom Kinley seconded the motion to approve the general minutes for the meeting held on December 15 2021, and the written decisions for applications #101-21, #105-21, #106-21 and #081-21, as amended.

Vote: The motion was approved 7 - 0.

Adjournment: There being no other business, the meeting was adjourned at 08:35 p.m.

Approved:  Date: January 19, 2022
David Frothingham III

NEXT MEETING:

Wednesday, January 19, 2022, 6:30 p.m.

- #115-21, Ellen & John Companion, WR for handicap for dwelling at 3801 Waterbury-Stowe Rd. (TCOM)
- #116-21, SEAM Properties, LLC: SP, CU, DDR for demolishing a carriage barn and constructing an addition for 3 dwls. at 104 S. Main St. (VMR/DDR)
- #112-21, KCOS Holdings LLC continued from 1/05/22
- West Family Properties, LLC, informal presentation of sketch plan