

WATERBURY DEVELOPMENT REVIEW BOARD
Unapproved General Minutes—January 19, 2022

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

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) #116-21: SEAM Properties, LLC (owner/applicant)

Site Plan, Conditional Use (including Waiver), and Downtown Design review for demolishing an existing historic carriage barn and constructing an 1,800 sq. ft. footprint addition to the existing mixed-use building located at 104 S. Main St. for three additional multi-family dwellings. (VMR/DDR zoning/overlay districts)

Present and sworn in:

John Pitrowski, Architect

Scott and Mary-Ellen Lamson, Applicant/owner

Mike Kearns, abutting property owner

Georgiana Bjornlund, abutting property owner

The project was presented by the applicants and their engineer. The following additional information was requested:

1. The side setbacks for the new addition need to be shown on the site plan and are measured from the edge of the roof overhangs.
2. Clarification on the dumpster location and screening needs to be provided.
3. Colors of the siding, trim and new roof need to be specified.
4. Concern was raised regarding the scale of the existing building in relation to the new structure. The relative height of the two structures needs to be clarified.
5. Elevation of the south façade needs to be provided indicating the relationship of the existing and new elevations.
6. Detail of the north / entrance side of the building needs to be included showing the relationship of the building to the parking, and pedestrian and vehicle circulation.
7. Exterior lighting cut sheets are needed.

At 7:22 p.m. the hearing was continued to February 2, 2022 at 6:30 p.m.

2) #115-21: Ellen Companion / John Companion (owner/applicant)

Setback waiver request to construct a handicap ramp on the front of the existing single-family dwelling at 3801 Waterbury-Stowe Rd. (TCOM zoning district)

John Companion explained the project to approved a handicap ramp after the fact. The hearing was closed at 7:32 p.m. The Board approved the project with conditions and will issue a written decision

within 45 days.

3) **#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

Tim Jones, TJ Kingsbury, and John Grenier presented the revisions to the site plan and building elevations. The hearing was closed at 8:00 p.m. The Board approved the project with conditions and will issue a written decision within 45 days.

4) **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.

Clint West presented his concept for developing the parcel at 891 Waterbury-Stowe Rd. The vehicular access to the site was discussed including the challenges of the sloped grade entering the site and how the VTrans standards for a commercial entrance off the state highway would be achieved. Concern was raised regarding the proximity of the proposed garage to the existing perennial stream. A detailed grading plan will be needed to figure out how the site constraints will be addressed. Clint West said that he would take these concerns into account as he does further design work on the project.

Agenda items to be scheduled by the Chair:

- Public comment / Other business: There was none.
- Review prior meeting minutes and decisions (01/05/22):

Motion: Alex Tolstoi moved and Tom Kinley seconded the motion to approve the general minutes for the meeting held on January 5 2021, as amended.

Vote: The motion was approved 7 - 0.

Adjournment: There being no other business, the meeting was adjourned at 8:55 p.m.

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

NEXT MEETING:

Wednesday, February 2, 2022, 6:30 p.m.

- #002-22, One Stowe Street LLC/Brittany Degree, SP DDR chg. use 3rd floor to salon

DRAFT

(DWN/DDR)

- #116-21, SEAM PROPERTIES, LLC continued from January 19, 2022.