

**WATERBURY DEVELOPMENT REVIEW BOARD  
Unapproved General Minutes—August 17, 2022**

**Attending:** Board members present: David Frothingham (Chair), David Rogers, Bud Wilson, Patrick Farrell, Harry Shepard, Joe Wurtzbacher, George Lester

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

Public: Jamie Carpenter, Ward Joyce

David Frothingham, Chair, opened the public meeting at 6:30 p.m. and made the following introductory remarks: Applicants should have one spokesperson to present the overall project. Staff will speak to the zoning aspects of the project. The applicants/spokespersons will present any new or more detailed 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) #072-22: Charles Sayah / Copley Health Systems, Inc. & Waterbury Ambulance Service, Inc. (WASI) (owner/applicants)**

Site Plan, Conditional Use and Subdivision review for a three-lot subdivision and the construction of a 9,990+/- sq. ft. one-story medical office building for Copley Health Systems, Inc. and a 6,600+/- sq. ft. one-story building for Waterbury Ambulance Service, Inc. to be located on Parcel 100-2439 on Waterbury-Stowe Rd. (RT100 zoning district)

Present and sworn in:

Charles Sayah, owner

Lawrence Sayah, interested party

Jocelyn Noyes, architect for Copley Health Systems, Inc.

John Alden, architect for Copley Health Systems, Inc.

Mark Sutton, with Copley Health Systems, Inc.

John Grenier, engineer for both applicants

Chris Austin, consultant for both applicants

Mark Wheeler, architect for WASI

Mark Podgwaite, Waterbury Ambulance Service, Inc.

Robert Garland, adjoining property owner

Lee Kahres, interested party

The public hearing was opened at 6:35 p.m. The project was presented by the project consultants. The testimony included an overview of the three-lot subdivision. The small parcel near the proposed entrance off Waterbury-Stowe Rd. that is owned by Bourne, Inc. will remain in their ownership even though the shed structure will be removed and part of a stormwater management facility will be located on the parcel. The plat for the subdivision will reflect the easement for the part of the stormwater facility to be located on the Bourne's Inc. parcel.

## DRAFT

There will be water storage tanks on each of the two developed parcels to provide water for the fire sprinkler systems for each building.

An exemption from the state for the impact to the prime agricultural soils on the site is anticipated due to the size and slope of the prime agricultural soils area. Screening for both buildings by the existing evergreen trees was discussed. The area of trees to be removed to open up the sight distance from the main entrance looking to the south will be maintained to prevent trees from re-growing in the future.

The traffic study for the project was discussed. The p.m. peak is between the hours of 4:30 p.m. and 5:30 p.m. and is below the threshold of 34 trips per hour that requires a traffic study when the threshold is exceeded.

The number of parking spaces proposed for the Copley Health Systems building far exceeds the minimum required. The extra spaces will serve the conference space that will be included in the building.

There will be pole lights only in the vicinity of the buildings and they will not be located along the entrance drive. Both buildings will have emergency back-up generators located outside the building footprints.

The public hearing was closed at 7:30 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

**1) 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. (RT100 zoning district)

Ward Joyce, the architect for the owner Jamie Carpenter, presented a more detailed site plan for the project that includes a four-bay auto repair garage and the removal of the existing three-bay auto repair garage. The open space now meets the minimum 50% for development projects in the Route 100 zoning district. The current lot coverage is approximately 12% that exceeds the maximum 5% lot coverage for the Route 100 zoning district. An approximate 16% coverage is proposed. This may need an application for a variance so staff will research what the required application process will be.

**Agenda items to be scheduled by the Chair:**

- Public comment / Other business: There was none.

**DRAFT**

**Adjournment:** There being no other business, the meeting was adjourned at 8:00 p.m.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chair, Vice-chair)

**Next meeting:**

Wednesday, September 7, 2022, 6:30 p.m.

- #030-22: West, WR CU, 2-unit dwelling & detached garage inc. retail/sales service at 891 Waterbury-Stowe Rd. (VCOM)
- #067-22: Quinlan, WR CU, new single-family house, 403 Ring Rd. (CNS)
- #077-22: Hardy, WR CU, addition to historic house, 2935 Perry Hill Rd. (LDR)
- #079-22: Mark Fuller/RW, SP, relocate tourist info booth, 0 Waterbury-Stowe Rd. (RT100)