

WATERBURY DEVELOPMENT REVIEW BOARD
Approved General Minutes—November 16, 2021

Attending: Board members present: Dave Frothingham, Chair; Tom Kinley, Bud Wilson, Harry Shepard, Dave Rogers, Joe Wurtzbacher, George Lester.

Staff: Neal Leitner (Asst. Planning & Zoning Administrator), Steve Lotspeich (Planning & Zoning Director), 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, six members are present; an approval requires at least four votes in the affirmative. If you wish you can continue your hearing to a later date, when more members may be in attendance.

- 1) **#101-22: 102 So. Main, LLC** (owner/applicant)
Site Plan, Conditional Use (including Waiver), and Downtown Design review for redevelopment of 102 South Main Street. Retain existing structure with two multi-family units and add an additional seven multi-family units in an addition. (VMR/DDR zoning/overlay districts)

Present and sworn in:

Rich Gardner (owner)
Jay McCormack (owner)
David Burke (agent)

Public:

Joel Baker, Adjacent Landowner
Mary-Ellen Lamson, Adjacent Landowner
Michael Davis, Adjacent Landowner

1. Provide screening plan – landscape plan.
2. Provide street elevation and revised rear elevation.
3. Fence agreement with the neighbor – or a condition regarding that.
4. Notation of a gutter, as discussed.
5. Adjust the parking by moving the flushing hydrant to add to the proposed spaces.
6. Include an ADA compliant parking space.
7. Update exterior lights to be downcast and shielded.
8. Revise clapboard detail
9. Show infiltration swale along south parking lot.
10. Show location of underground LPG tank.

The public hearing was opened at 6:32 p.m.

The public hearing was opened at 6:32 p.m.
At 8:10 p.m. the hearing was continued to December 21, 2022, at 6:30 p.m.

- 2) **Alan Hunt** (owner/applicant)
Request for exemption from Downtown Design Review to replace the front porch at 9 N. Main St. (DC/DDR zoning/overlay districts)

It will require review unless the front porch is reconstructed as it was.

Agenda items to be scheduled by the Chair:

- Public comment / other business
- Prior meeting minutes

MOTION:

Tom Kinley moved and Dave Rogers seconded the motion to approve the general minutes of 10-05-22, as amended.

VOTE: The motion was approved 7 – 0.

Adjournment: There being no other business, the meeting was adjourned at 8:30 p.m.

Approved: David L Frothingham III Date: 12/7/22
David Frothingham III, Chair

Next Meeting:

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

- #030-22: Clint West** - *Continued from September 7th and October 5th, 2022.*
Waiver, Conditional Use and Site Plan review at 891 Waterbury-Stowe Rd. (VCOM)
- #104-22: Green Mountain Club/Matt Krebs**
Site Plan review to demolish and reconstruct the Herrick Wing of the Green Mountain Club Headquarters located at 4711 Waterbury-Stowe Rd. (RT100)
- #105-22: Lynn Shields**
Change of use from office to retail located at 3537 Waterbury-Stowe Rd. (TCOM)
- #107-22 SDP Real Estate** (owner/applicant)
Construct a 3-story, 9-unit apartment building consisting of (3) 2-bedroom units and (6) 1- bedroom units located at the intersection of High St. and Hill St. Provide 17 on-site parking spaces including (1) ADA space. (Village Mixed Residential)