

**WATERBURY DEVELOPMENT REVIEW BOARD**  
**Approved General Minutes—December 7, 2022**

**Attending:** Board members present: Dave Frothingham, Chair; Tom Kinley, Bud Wilson, Harry Shepard, Dave Rogers, Alex Tolstoi, 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, seven 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) **#030-22: Clint West** (owner/applicant) *continued from Sept 7<sup>th</sup> and Oct. 5<sup>th</sup> DRB meetings*  
**Site Visit scheduled for 4:00PM December 7<sup>th</sup>.**

Waiver and Conditional Use, and Site Plan review to construct a two-family dwelling unit with a detached garage, including retail sales/service for rug cleaning drop-off located at 891 Waterbury-Stowe Rd. (Village Commercial zone)

At 6:35 p.m. the hearing was re-opened. There were no new attendees wishing to offer testimony.

Present:

Clint West, Applicant

The hearing was closed at 6:59 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

- 2) **#104-22: Green Mountain Club/Matt Krebs** (owner/applicant)  
Demolition and reconstruction of the Herrick Wing of the Green Mountain Club Headquarters located at 4711 Waterbury-Stowe Rd. (RT100)

At 7:01 p.m. the public hearing was opened.

Present and sworn in:

Matt Krebs, owner/applicant

Douglas White, interested party

The hearing was closed at 7:13 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

- 3) **#105-22: Lynn Shields (owner/applicant)**  
Change of use from office to retail located at 3537 Waterbury-Stowe Rd. (Town Commercial zone)

At 7:14 p.m. the public hearing was opened.

Present and sworn in:  
Lynn Shields, Owner/Applicant

The hearing was closed at 7:25 p.m. . The Board approved the project with conditions and will issue the written decision within 45 days.

- 4) **#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)

At 7:26 p.m. the public hearing was opened.

Present and sworn in:  
Don Johnson, applicant  
Sam Handy, applicant  
Mark Farrington, applicant  
David Marshal, Civil Engineering Associates, Inc.  
Gary Dillon, Waterbury Fire Department  
Jeff Whalen, neighboring party  
Evan Smith, neighboring party  
Kelly Cochran-Collar, neighbor  
Betsy Anne Wrask, neighbor  
George Eget, neighbor  
Heather Viani, neighbor

Testimony:

1. Board members and some neighbors were concerned with the orientation of the building and the overall size.
2. Gary Dillon, Waterbury Fire Department expressed concern with unregulated parking on Hill Street limiting access to fire trucks.
3. The Fire Department would also be concerned if the building is only protected by sprinkler system.
4. A nearby property owner expressed concern with traffic access and accessibility during freezing conditions.
5. A neighboring property owner expressed concern with the size of the parking area and the pervious surface; the additional traffic; that the sewer system will not affect nearby property systems and also drainage from the property.
6. A neighbor expressed concern with water pressure, as her property has issues a few times a year.

7. Traffic is a concern due to increasing traffic with walking children on the street. And access for public safety with additional on street parking.

At 8:30 p.m. the public hearing was continued to January 4, 2023

#### OTHER BUSINESS

##### MOTION:

Tom Kinley moved and Alex Tolstoi seconded the motion to approve the general minutes of 11-16-22, as amended.

VOTE: The motion was approved 7 – 0.

**Adjournment:** There being no other business, the meeting was adjourned at 8:45 p.m.

Approved: David L Frothingham III Date: 12/21/22  
David Frothingham III, Chair

##### Next Meeting:

Wednesday, January 4, 2022