

WATERBURY DEVELOPMENT REVIEW BOARD
Approved General Minutes—May 17, 2023

Attending: Board members present: David Frothingham, (Chair), David Rogers, Tom Kinley, Bud Wilson, Alex Tolstoi, Harry Shepard, Joe Wurtzbacher

Staff: Neal Leitner (Asst. Planning & Zoning Administrator), Patti Martin, Secretary

David Frothingham, Acting Chair, opened the public meeting at 6:45 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) **#31-23:** Jessica Wright Site Plan, Downtown Design Review to construct a 1,500 sq. ft. addition to an existing mixed use building and install a shed at 22 North Main Street (DWN).

The hearing was opened at 6:48 p.m.

Present and sworn in: Jessica Wright, applicant

Testimony:

- 1) An adjoining landowner, on Winooski St., requested (by letter) that the DRB do a site visit to view her concerns with the area between the two houses. DRB members, individually, can view the site.

The board continued the hearing to August 16th, 2023. Additional architectural details and elevations were requested. It was agreed that an administrative permit can be issued for the shed. The shed will be removed from the permit application

- 2) **#26-23:** Colin Dowey Waiver and Conditional Use review for the construction of a rear deck within the rear yard setback at 192 Laurel Lane (MDR).

The hearing was opened at 7:30 p.m. Alex Tolstoi, DRB member, recused himself from the hearing.

Present and sworn in: Colin Dowey, owner/applicant

The hearing was closed at 7:38 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

- 3) **#29-23:** Grant & Heather Begley/John Lupien Ridgelines/Hillsides/Steep Slopes (RHS) and Conditional Use review for the construction of a single-family dwelling and detached garage located at 545 Stagecoach Lane (CNS/RHS)

The hearing was opened at 7:39 pm.

Present and sworn in: John Lupien, Applicant

The hearing was closed at 7:49 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

- 4) **#27-23:** Jamie & Maria Nelson Waiver and Conditional Use review for the construction of a shed within the side yard setback at 117 Sunset Drive (TCOM).

The applicants were not present, nor a party representing them. The hearing was continued to June 7, 2023 at 6:30 p.m.

1) Other Business

MOTION:

Tom Kinley moved and Alex Tolstoi seconded the motion to approve the general minutes for May 3, 2023.

VOTE: The motion was approved 7. 0

Adjournment: There being no other business, the meeting was adjourned at 8:33 p.m.

Approved: _____ Date: _____
Tom McKinley, Vice Chair