

**WATERBURY DEVELOPMENT REVIEW BOARD**  
**Unapproved General Minutes—June 7, 2023**

**Attending:** Board members: Tom Kinley (Vice Chair), David Rogers, Bud Wilson, Harry Shepard

Staff: Neal Leitner (Asst. Planning & Zoning Administrator)

DRB Selectboard Liaison: Michael Bard

Tom Kinley, Acting 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.

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

The hearing was opened at 6:35 p.m.

Present and sworn in: Maria Nelson, applicant

Testimony:

Maria Nelson introduced her project to the board. She requested a waiver to the side yard setback for the installation of a shed to be used for the storage yard and garden tools. The shed would be placed 10' away from the side yard property line. The required setback is 25' in the TCOM zoning district. The applicant is requesting a 15' encroachment into that setback based on the approved boundary line adjustment #34-18. The hearing was closed at 6:52 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

**#41-23:** Eric Poulin: Site Plan, Conditional Use review and waiver to setback request to construct an attached garage on a single-family house at 163 East Countryside Road. (RT100 zoning district)

The hearing was opened at 7:00 p.m.

Present and sworn in: Eric Poulin, owner/applicant

Testimony:

Eric Poulin presented his application to the board. He requested a waiver to the side yard setback for the construction of a garage adjacent to his house. The required side yard setback is 50' in the

RT100 zone. He requested a 5' encroachment into the setback, for a proposed setback of 45'. The hearing was closed at 7:28 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

**1) Other Business**

**MOTION:**

Harry Sheppard moved and Dave Rogers seconded the motion to approve the general minutes for June 7, 2023.

**VOTE:** The motion was approved 4-0

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Tom Kinley, Vice Chair