

WATERBURY DEVELOPMENT REVIEW BOARD
DRAFT General Minutes—December 6, 2023

Attending: Board members present: David Frothingham (Chair), Dave Rogers, Bud Wilson, Harry Sheppard, Joe Wurtzbacher, George Lester, Alex Tolstoi

Staff: Mike Bishop

Public present: John Schindler Jr., Anna Schindler, Greg Oravetz, Christa Matukaitis, (2 neighbors of 401 Stagecoach who didn't write their names on the sign in sheet).

David Frothingham, Chair, opened the public meeting at 6:30 p.m. and made the following introductory remarks: One permit on the agenda, #082-23, has requested an extension until 12/20/2023

6:31- Chair asks for a motion to accept the minutes from 11/01/23. Harry Shepard makes a motion to accept the minutes, David Rogers seconds the motion, Discussion-Brief discussion but motion passes

#82-23: Superior Development LTD/WASI (owner/applicant)

Conditional Use and Site plan application for a new Ambulance Facility Building on Demeritt Place.

John Grenier (Grenier Engineering), Mark Wheeler (Architect), Maggie Burke (WASI) gave a presentation about the project. After reviewing the project, the DRB requested additional materials.

Items to include for next meeting-

- Show updated contours
- Details for Propane Tank
- Show Spot Grades
- Show Oil/Water Separator details
- What are the Parking Lot Space Size
- Provide greater detail on the Inlet Culvert Storage Capacity
- Update Compensatory Storage

The application was continued until 12/06/23 or 12/20/23.

6:35pm #082-23: John Schindler (applicant) Continued from 11/15/2023

Conditional Use and Site Plan Review for a Waiver to Setback in the RHS overlay district for an existing barn structure with a studio apartment, and new single-family home, at 401 Stagecoach Lane. (CNS/RHS zoning district)

- John Schindler jr. spoke about his request. He has the property under contract to purchase but there appears to be an unpermitted barn with ADU on the property. The Barn/ADU is also in the setback. Before purchasing he would like a set-back waiver for the Barn/ADU, or some other solution or guidance from the DRB.
- 2 neighbors spoke, including the Homeowners Association President, in favor of allowing the Barn/ADU to remain. They recognize it's in violation but it wasn't hurting anything, or causing any other controversies.
- DRB members question all parties about their knowledge of how the Barn/ADU was built in the first place? ZA Bishop provides some background information that he could find from Town records, but acknowledges there's a lot of unknowns, rumors, and folklore theories surrounding the property.
- DRB members agree this is an unusual situation, and there will be two decisions, one for the waiver to set-back, and then another for the Site Plan review for the new house. That portion of the application would be continued until 02/20/2024.

7:00pm DRB Chair closes the hearing

Other Business:

7:01pm DRB enters deliberative session

8:10pm DRB members exit deliberative session and make public they voted 5-2 in the affirmative of allowing the Waiver to Setback ONLY that was part of application #082-23 with conditions.

8:11 Dave Rogers makes a motion to except the minutes from the 11/15/2023 meeting, Bud Wilson Seconds, motion passes unanimously.

Adjournment: 8:12 David Frothingham makes a motion to adjourn, Bud Wilson seconds, motion passes unanimously

Approved: _____ Date: _____
(Chair or Vice Chair)