

WATERBURY DEVELOPMENT REVIEW BOARD
Unapproved General Minutes—January 21, 2026

Attending: Board members present: David Frothingham III, Bud Wilson, Brooks Fortune, Harry Shepard, George Lester, Alex Tolstoi, David Rogers

Absent: Monica Callan

Staff present: Cheryl Casey

Public present: Stefanie Pinard, Warren Hutch

David Frothingham III, Chair, opened the public meeting at 6:30 p.m.

Continued from 1/7/26: #GZ-25-0012: Stefanie Pinard (owner), Robert Warren (applicant) Design Review application for an addition to one unit in a duplex at 12 Batchelder St. in the Mixed Use (MU) zoning district.

Warren (applicant) briefly re-introduced the project. It is an addition to an existing duplex. The project entails adding a bedroom and a bathroom to the primary unit of the duplex. The duplex is served by EFUD water and sewer. Existing colors, materials (clapboard) and roof pitches will be matched. It is located in the design review district.

Warren discussed the revised site plan that indicated 3 parking spots for the 2-unit residential building.

A discussion ensued about the dimensions of the parking spaces. DRB members expressed concern over whether the sidewalk plow would be unhindered if 3 cars were parked in the location indicated on the site plan. The applicant and owner addressed their concerns. Parked cars at 12 Batchelder Street would not obstruct anything on the sidewalk.

Cheryl Casey (ZA) asked the applicant what the existing side setback is. The applicant confirmed it is an existing legal non-conforming setback, as it is an older home.

DRB members followed-up with a couple follow-up questions.

David Frothingham summarized the project with proposed conditions.

Harry Shepard made a motion to approve the application GZ-250012 with conditions.

- 1) The parking will be reconfigured to have one space adjacent to the building and two spaces in front of the house. The parking spaces shall not intrude into sidewalk.

- 2) The materials of the trim of the proposed addition will match the existing house,
- 3) Provide revised elevations and site plan prior to the issuance of the DRB decision.
- 4) All lighting shall be downcast and shielded.

Motion passed 6-0.

APPROVAL OF MINUTES

The DRB approved the minutes of January 7th, 2026 as amended.

Harry Shepard made a motion to approve the minutes with one amendment, showing that he was a dissenting vote.

Approved 5-0.

Adjournment: There being no other business, the meeting was adjourned at 7:35 p.m.