

**WATERBURY DEVELOPMENT REVIEW BOARD**  
**Unapproved General Minutes—March 18, 2026**

**Attending:** Board members present: Alex Tolstoi (vice-chair), Dave Rogers (acting chair), Monica Callan, Harry Sheppard, Brooks Fortune

Staff: Cheryl Casey

Public present: John Grenier, Chris Noyes, Joe Green (project architect)

Dave Rogers, Acting Chair, opened the public meeting at 6:30 p.m.

**#MFD-26-0011: Chris Noyes / 75 N. Main St. LLC Proposed construction of a 9-unit multi-family dwelling at 73 North Main St. in Waterbury.**

The project property is at 73 North Main Street, and the project proposes to construct a new 9-unit multi-family, apartment building. It's a wood-framed, two-story building. Slab on grade construction. Each unit will have an in-residence garage for one vehicle parking space.

It is in the mixed-use, zoning district. The setbacks are identified on sheet A1, the 0-ft. front yard, 4-foot side yard, and a 10-foot yard setback. It is not located in the 100-year flood zone, (zone AE).

Cheryl Casey confirmed for the board that the property is not within the SFHA flood zone overlay. She noted that Bill Woodruff stated that there is sewer and water capacity for the 9-unit project. Allocations will be made if the project is approved.

Alex Tolstoi asked about the proposed materials for the building. Joe Green responded that the colors will be an all-white on white tone. The siding will be LP smart side material, no vinyl siding. Although the windows will be a white vinyl. The building footprint is proposed to be 8,000 square feet to meet the maximum building footprint requirement in the mixed-use district. The total impervious surface is 13,105 square feet, which includes parking.

Harry Sheppard appreciated the relatively small building mass on the street side. He had concerns about the width of the drive aisle. Joe Green said it is 24' wide. Harry also had concerns about snow storage, the architect pointed out an area for snow storage. He also noted that the two multi-family properties are not interconnected.

Chris Noyes responded that the neighboring parcel has an Act 250 permit with it, and if the proposed project was interconnected with the neighboring property, the subject parcel would fall under Act 250 jurisdiction. He stated that he has jurisdictional opinion from Act 250 that an Act 250 permit is not required for this project. Parking was discussed, and it meets the requirements as specified in Act 47, (HOME Act). The neighboring parcel, which is owned by the applicant, has 38 parking spaces. A discussion about overflow parking and connectivity on that

parcel ensued. Stormwater drainage was discussed as well. A lengthy discussion ensued with the applicant and architect about ingress, egress, internal circulation, etc.

Harry Sheppard moved to close the public hearing, it was seconded by Brooks Fortune.

Motion passed 4-0-1 abstention.

A decision will be issued within 45 days of the closure of public hearing.

**#GZ-26-0001: Josh Boisse, ReArch Construction Property demolition under FEMA/VEM Buyout program – change of existing use**

Harry Sheppard moved to approve the application as submitted, Monica Callan seconded the motion.

Motion passed 5-0.

**APPROVAL OF MINUTES**

Motion by Harry Shepard, second by Monica Callan to accept the minutes of February 18<sup>th</sup>, 2026, as amended.

Approved 4-0-1 abstention (Brooks Fortune).

**Adjournment:** There being no other business, the meeting was adjourned at 8:38 p.m.