

WATERBURY DEVELOPMENT REVIEW BOARD
Unapproved General Minutes—March 19, 2025

Attending: Board members present: David Frothingham III (Chair), Bud Wilson, Harry Sheppard, Dave Rogers, George Lester

Staff: Mike Bishop

Public present: John Pitrowski, Scott Lamson, Mary-Ellen Lamson, Adam Lamson, Rich Gardner

David Frothingham III, 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.

#005-25: SEAM Properties (owner/applicant)

Site Plan Review and Design Review application to construct a triplex at 104 S. Main Street (MU/DDR)

The hearing was opened at 6:32 P.M.

John Pitrowski, the applicants engineer, introduced the proposed project to the board. The proposed triplex building at 104 S. Main Street. The existing access driveway and parking lot will serve the triplex. The building will match the existing multi-family buildings. The design elements, materials and windows will all match the existing units. Six designated parking spots for the triplex are provided.

Mike Bishop, ZA, said the additional units are allowed for under the Mixed-Use zoning district in the new bylaws. He stated that public works has a sewer easement in the back of the lot where the parking lot is, which can be worked out with the applicant.

Em Lamson stated that while the project encompasses two lots, it is all owned by the Lamsons. Harry Sheppard asked if there is an association for the property, Em responded that there is not.

Bud Wilson asked about the existing sidewalk and if the sidewalk will have a railing or fence. Em Lamson stated that the adjacent property owner is required to install a fence along the property line, which is adjacent to the sidewalk.

David Frothingham asked if the buildings will be placed in the existing parking lot and would not increase the net impervious surface. John Pitrowski confirmed that there will not be an increase in impervious surface.

A motion to go into deliberative session was made and seconded. The DRB went into deliberative session to discuss the project.

The DRB exited their deliberative session to make a vote.

George Lester motioned to approve the application. The motion was seconded by Dave Rogers.

Motion approved 5-0.

Adjournment: There being no other business, the meeting was adjourned at 7:10 p.m.