

WATERBURY DEVELOPMENT REVIEW BOARD
Unapproved General Minutes—July 16, 2025

Attending: Board members present: David Frothingham III (Chair), Bud Wilson, Dave Rogers, Monica Callan, Alex Tolstoi, Brooks Fortune

Staff: Mike Bishop

Public present: Stephen DiGlio, Jeff Whalen, Andrew Crouch

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.

Continuance from June 18, 2025, 020-25: Wesley United Methodist Church/Waterbury Common Market (owner/applicant) Site Plan/Downtown Design Review, Installation of a Handicap Ramp. 57 South Main Street. *Request to Continue until August 20, 2025*

Continuance from June 18, 2025, MFD-25-0001: Brian Touchette, (owner/applicant) Site Plan/Downtown Design Review, Construction of an addition to an existing Multi-Family Property. 110 South Main Street. *Request to Continue until August 20, 2025*

RA-25-0004: Andrew Crouch (owner/applicant) Waiver to Set-Back for a Garage. 4444 Waterbury-Stowe Road, Rt 100 Zoning District.

The applicant introduced his project to the board after being sworn-in. It is a detached garage at the dingle-family residential property. It will have a 10' setback to the side property line. The location of the garage will be at the location of the existing driveway. The garage will be located behind the house. The property is a legal non-conforming property, as it is under the minimum lot size for the Route 100 zoning district.

The board had some general questions about the proposed location of the garage, which were answered by the applicant. The applicant stated it will be a slab on grade construction. Drainage concerns will be addressed with new drainage systems that tie into the existing drainage systems. The property is sloped towards the back.

The board reviewed the conditional use criteria. The neighbor submitting a letter expressing support of the project. The garage will be approximately 18-20 feet tall.

Alex Tolstoi made a motion to approve the application as presented. The motion was seconded by Brooks Fortune.

Motion passed 6-0.

019-25: Jeff Whalen (owner/applicant) The applicant is requesting approval to raise the House. The property is located in the Special Flood Hazard Area (SFHA)/Mixed Use Zoning District.

The applicant proposes to raise the existing house a minimum of 2' above Base Flood Elevation (BFE) to remove the structure from the existing flood depth.

A board member asked if the structure would include flood resilience measures such as flow through vents, etc. The house will only have a crawl space, and will have the appropriate measures implemented as per the State Floodplain Manager's guidance on the application. The letter from the State Floodplain Manager was reviewed.

Stephen DiGlio, project manager for the proposed project, explained the measure incorporated into the design.

Condition of Approval #5 was included as per the Floodplain Regulations: which includes an as-built Elevation Certificate.

Alex Tolstoi motioned to approve the application as amended. The motion was seconded by Harry Shepard.

Motion approved 6-0.

APPROVAL OF MINUTES

Bud Wilson motioned to accept the Minutes of June 18th, 2025. It was seconded by Dave Rogers.

Motion passed 5-0-1 abstention (Monica Callan was not at the last meeting)

Adjournment: There being no other business, the meeting was adjourned at 7:05 p.m.