

WATERBURY DEVELOPMENT REVIEW BOARD
Approved General Minutes—October 6, 2021

Attending: Board members: David Frothingham (Chair), Harry Shepard, Joe Wurtzbacher, Patrick Farrell, Tom Kinley, Bud Wilson, Alex Tolstoi (joined the meeting at 7:10 p.m. for discussion of agenda item #4).

Staff: Stephen Lotspeich, Planning & Zoning Director; Cameron MacCormack, Assistant Planning & Zoning Administrator, Patti Martin, Secretary.

Public attending: Joan Liggett

David Frothingham, Chair, opened the public meeting at 6:33 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, six members are present; an approval requires at least four votes in the affirmative.

- 1) **#046-21: Amy Anderson and Mike Merchant** (owner/applicant)
Continued Downtown Design review, after-the-fact, for a new second-floor entrance and exterior stair at 25 N. Main Street. (VMR/DDR zoning/overlay districts) —*Continued from 9/1/21.*

Present and sworn in:

Amy Anderson
Mike Merchant
Lauren Kolitch

The applicant stated they still have not heard from the State Fire Marshall in writing and are requesting a continuance. The applicant agreed to communicate the status of this report 2 weeks prior to the December 1st meeting.

The hearing was continued to Dec. 1st at 6:30 p.m.

- 2) **#083-21: Jake & Kristin Blauvelt** (owner/applicant)
Ridgelines/Hillsides/Steep Slopes review for an 825 sq. ft. addition to the existing single-family dwelling located at 1002 Sweet Rd. (MDR/RHS zoning/overlay districts)

Present and sworn in:

Jake Blauvelt, Applicant
Andrew Volansky, Consultant

The hearing was closed at 6:50 p.m. The Board approved the project with conditions and will issue a written decision within 45 days.

- 3) **#080-21: David & Nora Grenier** (owner/applicant)
Ridgelines/Hillsides/Steep Slopes review for a two-lot subdivision, including pre-development site clearing and preparation, on a previously undeveloped lot (Parcel 535-0775) off of Bear Creek Lane. (CNS/RHS zoning/overlay districts)

Present and sworn in at prior meeting:

Chris Austin, Consultant for applicant
John Grenier, Consultant for applicant
Tracy Sweeny, Resident
Henrietta Moore-Roland & Dennis Roland
Jillian & Daniel Sackett (joined late on 10/6)

New attendee at this meeting, sworn in:
Bill Vigdor, Resident

The chair reopened the public hearing at 6:55 pm.

New Testimony:

1. John Grenier presented an updated site plan that shows the building envelop and it was entered as an exhibit.
2. The issues of wildlife habitat and wildlife corridors was further discussed.

The public hearing was closed at 7:10p.m. The Board approved the project with conditions and will issue a written decision within 45 days.

- 4) **Kingsbury Companies / TJ Kingsbury** (owner/applicant)
Informal review for re-construction of the Stone Shed located at 35 Foundry St. (DWN/DRR zoning/overlay district)

Present: TJ Kingsbury, Tim Jones

A renovation of the Stone Shed is being planned. It is an historic structure and in the Downtown Design Review and Flood Hazard Zone overlay districts. The initial schematic design was discussed and the Board members offered some suggestions on what the DRB would need to review in light of the district and the historic designation.

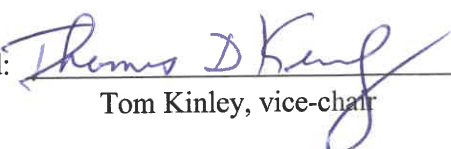
Agenda items to be scheduled by the Chair:

- Public comment / Other business: There was none.
- Review prior meeting minutes and decisions (9/15/21):

Motion: Tom Kinley moved and Harry Shepard seconded the motion to approve the general minutes for the meeting held on September 15, 2021 and the decisions for applications #078-21 and #080-21.

Vote: The motion was approved 5 - 1.

Adjournment: There being no other business, the meeting was adjourned at 8:30pm.

Approved: 
Tom Kinley, vice-chair

Date: 10-20-2021

Next meeting:

Wednesday, October 20, 2021, 6:30 p.m. (Applications due: Mon. 9/20/21)

- #085-21, Gristmill Properties / Brendan O'Reilly, chg. of use 2,500 sq. ft. at 5430 Waterbury-Stowe Rd. (RT100)
- #081-21, Crush Partners LLP, 1,200 sq. ft. retail bldg. at 3627 Waterbury Stowe Road. (TCOM)

Wednesday, November 3, 2021, 6:30 p.m. (Applications due: Tues. 10/4/21)

**Town of Waterbury
Development Review Board
Approved Decision #083-21 □ October 6, 2021**

Attending: Board members: David Frothingham (Chair), Harry Shepard, Joe Wurtzbacher, Patrick Farrell, Tom Kinley, Bud Wilson

Staff: Stephen Lotspeich, Planning & Zoning Director/Zoning Administrator; Cameron MacCormack, Assistant Planning & Zoning Administrator; Patti Martin, Secretary.

Owner/Applicant:	Jake & Kristin Blauvelt (applicant/owner)	
Address/Location:	1002 Sweet Road, Waterbury Center, VT	
Zones:	Medium-Density Residential (MDR), Ridgeline/Hillside/Steep Slope (RHS) overlay	
Application #	083-21	Tax Map #10-020.300

Applicant Request:

The applicant seeks approval to construct a new 825 sq. ft. addition to existing single-family dwelling at 1002 Sweet Road in the Medium-Density Residential (MDR) zoning district and Ridgelines, Hillside, Steep Slopes (RHS) overlay district.

Present and sworn in:

Jake Blauvelt, Applicant
Andrew Volansky, Architect
Brenna Connor, Consultant

Exhibits:

- A: Application #083-21 (6 pp: Zoning, Conditional Use, Overlay District), submitted 9/3/21.
- B: Cover page for permit set, prepared by Volansky Studio, dated 9/3/21.
- C: Site Plans, two pages, prepared by Volansky Studio, dated 9/3/21.
- D: Build Plans and Images prepared by Volansky Studio, dated 9/3/21:
 - Main Level Floor Plan (A2.1), Proposed Elevations (A3.1), Images Existing and Proposed (A3.2), Proposed Sections (A4.1).
- E: Factory 6 LED Sconce Specifications and Images.
- F: Exterior Photo with Existing Sconces.
- G: Blauvelt Property Tax Map with aerial photo (staff).
- H: Letter to adjoining landowners, mailed certified on 9/17/21.

Findings of Fact:

1. Existing conditions: Jake and Kristin Blauvelt own a 5.97± acre parcel at 1002 Sweet Road. The parcel has an existing single-family dwelling. The lot is in the Medium-Density Residential (MDR), zoning district and the Ridgelines/Hillside/Steep Slopes (RHS) overlay district.

2. Proposal: To construct a new 825 sq. ft addition adding new main bedroom and bathroom, extending kitchen, new dining, and new entry porch. The parcel is in the RHS overlay district, below 1500 FIE.
3. MDR Dimensional Requirements, Table 5.2: Minimum lot area; 2 acres, minimum frontage: 200', minimum setbacks: 60' front, 50' sides/rear. The lot and proposed building envelope meet the dimensional requirements.
4. Conditional Use criteria, Section 303: A dwelling addition more than 800 sq. ft. is a Conditional Use in the RHS overlay district. Prior to granting approval for a conditional use, the Board must find that the proposed use conforms to the following general and specific standards:
 - a. Section 303(e)(1) (A–E) Community facilities: The property will be served by on-site well and septic systems.
 - b. Section 303(e)(2)(A–E) Character of the area: The seeks approved for an expanded residential use in a residential neighborhood. The size and style are characteristic of the area.
 - c. Section 303(e)(3) Municipal bylaws in effect: A single-family dwelling is a permitted use in the district.
 - d. Section 303(f)(2) Methods to control fumes, gas, dust, smoke, odor, noise, or vibration: The proposed residential use will not create undue impacts.
 - e. Section 303(h) Removal of earth or mineral products conditions: The project does not include earth removal and excavation activities other than activities associated with grading and site preparation. This provision does not apply.
5. Section 1004 RHS Standards of Review: The property is located below 1,499 FIE. As per Section 1001, the project is classified as “minor” development. Minor development projects on lands within the RHS overlay district shall be subject to conditional use review (see compliance with the conditional use standards in paragraph 4, above).

Conclusion:

Based upon these findings, and subject to the conditions set forth below, the Board concludes that the proposal by Jake and Kristin Blauvelt to at 1002 Sweet Road, to construct an 825 sq. ft. addition to the existing single-family dwelling as presented in application #083-21 and supporting materials, meets the Conditional Use and Ridgeline/Hillside/Steep Slope and criteria as set forth in Sections 303 and 1004.

Decision Motion:

On behalf of the Waterbury Development Review Board, Harry Shepard moved and Patrick Farrell seconded the motion to approve application #083-21 with the following conditions:

- (1) The Applicant shall complete the project in accordance with the Board's findings and conclusions and the approved plans and exhibits;
- (2) All exterior lighting shall be downcast and shielded.
- (3) Prior to the issuance of the zoning permit the revised state Wastewater and Water Supply Permit shall be submitted to the Zoning Administrator.

Vote: The motion was approved 6 – 0.

 _____, Approved: October 20, 2021
Tom Kinley (Vice-Chair) (date)

Additional state permits may be required for this project. The landowner/applicant is advised to contact Peter Kopsco, DEC Permit Specialist, at 802-505-5367 or pete.kopsco@vermont.gov, and the appropriate state agencies to determine what permits must be obtained.

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.