

WATERBURY DEVELOPMENT REVIEW BOARD
Approved General Minutes—September 7, 2022

Attending: Board members present: Tom Kinley (Acting Chair), Bud Wilson, Harry Shepard, Joe Wurtzbacher , Alex Tolstoi, Dave Rogers.

Staff: Neal Leitner (Asst. Planning & Zoning Administrator), Patti Martin (Secretary)

Tom Kinley, Acting 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, six members are present; an approval requires at least four votes in the affirmative.

1) **#030-22: Clint West** (owner/applicant)

Waiver and Conditional Use, and Site Plan review to construct a two-family dwelling unit with a detached garage, including retail sales/service for rug cleaning drop-off located at 891 Waterbury-Stowe Rd. (Village Commercial zone)

The hearing was opening at 6:35 p.m.

Sworn in:

Clint West, Applicant

Testimony:

1. The DRB expressed concerns with the placement of the garage near a potential perennial stream.
2. Structural concerns were expressed with the site, requiring further detail from an engineering firm.
3. The footprint of the new structure vs the structure it is replacing was discussed.
4. The board feels there are too many setbacks being requested at a distance that is “too close”.

At 7:00 p.m. the hearing was continued to September 21, 2022 at 6:30 p.m.

2) **#067-22: Michaela Quinlan** (owner/applicant)

Waiver and Conditional Use review to construct a single-family house to replace an existing camp located at 403 Ring Rd. (Conservation zone)

The hearing was opened at 7:02 p.m.

Sworn in:

Michaela Quinlan, owner/applicant

Jamie Hart, present via Zoom

Alan & Karen Beecher

The hearing was closed at 7:18 p.m. The Board approved the project with conditions and will issue the written decision within 45 days

- 3) **#077-22: Andrew Hardy** (owner/applicant)
Waiver and Conditional Use review to construct an addition to an historic single-family residence located at 2935 Perry Hill Rd. (Low-Density Residential zone)

The hearing was opened at 7:20 p.m.
The applicant was sworn in:
Andrew Hardy

The hearing was closed at 7:28 p.m. The Board approved the project with conditions and will issue the written decision within 45 days

- 4) **#079-22: Mark Fuller/Revitalizing Waterbury** (owner/applicant)
Site Plan review to relocate tourist information booth to property located on Waterbury-Stowe Road between Gregg Hill Rd. and Guild Hill Rd., parcel I.D. 100-4275. (Route 100 zone)

The hearing was opened at 7:30 p.m.

Present and sworn in:
Mark Fuller, applicant
Karen Nevin, Revitalizing Waterbury

Testimony:

1. DRB wants to see VTrans weigh in on the movement of traffic entering/exiting at that location.
2. A subsequent proposal should show the exact location and a lighting plan. A suggestion was made to move it closer to the road than the 150 feet suggested. The setback is 100 feet.
3. A question was raised regarding whether electricity would be run to the site to provide lighting.
4. Consideration of the view shed in that area should be made and acknowledged on how that will be addressed with the look and placement. A landscaping plan would be welcome.
5. A concern was expressed because the speed limit in that area is 50 mph.
6. Hours of operation should be presented.

At 8:05 p.m. the hearing was continued to October 5, 2022 at 6:30 p.m.

Agenda items to be scheduled by the Chair:

- Public comment / Other business: There was none.
- Review prior meeting minutes and decisions (8/17/22):

MOTION:

Harry Shepard moved and Bud Wilson seconded the motion to approve the general meeting minutes of July 6th and August 17th. The general minutes of July 6th include the hearing minutes #056-22, #058-22 and #062-22, as amended.

VOTE: The motion was approved 5, 0.

MOTION:

Harry Shepard moved and Joe Wurtzbacher seconded the motion to the hearing minutes of #072-22, as amended.

VOTE: The motion was approved 5, 0.

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

Approved: David L Frothingham III, Approved: 9/21/22
David Frothingham III (Chair) date

Next meeting:

Wednesday, September 21, 2022, 6:30 p.m.

- #081-22: Gentile & Kennedy, CU, detached ADU at 814 Bear Creek Ln. (CNS/RHS)