

**WATERBURY DEVELOPMENT REVIEW BOARD**  
**Approved General Minutes—June 21, 2023**

**Attending:** Board members present: David Frothingham III (chair), Alex Tolstoi (vice chair), Tom Kinley (co-chair), David Rogers, Harry Shepard, Bud Wilson, Joe Wurtzbacher

Staff: Neal Leitner (Asst. Zoning Administrator)

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, 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.

**1) #114-22: Nelson Riley III/ Nelson Riley IV (owner/applicant)**

Conditional Use & Site Plan review for a multi-family P.U.D. development of 50 two-bedroom units with 10 buildings each containing 4 to 6 dwelling units located at Parcel #100-5575 Waterbury-Stowe Road, near the intersection of Spruce Haven Rd and Route 100. (RT100/CNS)

The public hearing was opened at 6:34 p.m.

Linda Gilpin, Kim Peck, Joan Ligget, Sarah Nocito, Brook Dingleline (attorney for Waterbury-Stowe Fish & Game Club), Frank Tietje, Michael Frank, Jen McCabe, Kaiulani Winter, Katy Weigel, Kelly Spear, Chris Brown, Connor Arnot, Lawrence Crowe, Eric Smeltzer, Tammy Gresham, Kate Carter, Grant Eckfeldt, Izzi Keiser, Marcy Blauvelt, Frits Momsen, Nathaniel Fish, Steve James, Anne Imhoff, Robert & Linda Kasvinsky, Tammy Thompson, Jim Pletcher, Nancy Patterson, Laura Levering, Leighton Detora, Silas Power, Kevin Rogers, Amy-Marshall-Carney.

The application has been continued by the board multiple times. June 21<sup>st</sup> is the latest continuance date. With the applicant present, the board asked why none of the requested materials have been provided. The applicant replied that he has been working on other development projects and has not had the time to work on this application to provide the additional materials.

- Public testimony was opened. The board received many comments on the application pertaining to the process, particularly about how many times the application can be continued without receiving requested information and materials.
- After receiving comments from the public and listening to the applicant's reasons for not providing anything that the board requested, Harry Shepard moved and Alex Tolstoi seconded the motion to close the item.
- The applicant formally withdrew the application. He requested that the board accept his withdrawal.
- The Development Review Board unanimously accepted the withdrawal request.

- Application #114-22 was withdrawn on June 21, 2023. The applicant will follow up with the withdrawal request in an email to staff.

## 2) Other Business

### MOTION:

Tom Kinley moved and Bud Wilson seconded the motion to approve the general minutes of 6-21-23, as amended.

VOTE: The motion was approved 7 – 0.

**Adjournment:** There being no other business, the meeting was adjourned at 8:05 p.m.

Approved:  Date: 7/17/2023  
David Frothingham III, Chair