

WATERBURY DEVELOPMENT REVIEW BOARD
Approved General Minutes—September 6, 2023

Attending: Board members present: David Frothingham III, (Chair), Tom Kinley, Dave Rogers, Bud Wilson, Alex Tolstoi, Joe Wurtzbacher, Harry Sheppard

Staff: Neal Leitner

Public present: Greg Dixon, Chris Balzano, Paul Simon, Katya d’Angelo, Lucy Ely Pagan, Patrick and Allison McHugh, Anne M. Imhoff, Robert McLeod, Ryan Baker Dunn, Nicola Anderson, Ben Sturtz, Tom Bachman, Kaziah Haviland, Tom Leitz, Kate Osgood, Shannon Flaherty, Nicola Anderson, Mal Culbertson, Karol Smith

David Frothingham, 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.

The hearing was opened at 6:30 p.m.

#069-23: EFUD/Marsh Apartments Limited Partnership (owner/applicant)

Conditional Use and Site Plan Review application for a new 26-unit multi-family building at 51 S. Main Street. (DWN/DDR zoning district)

The hearing was opened at 6:40 P.M.

Architect Chris Balzano introduced the application to the board. He discussed the architectural renderings and specific design elements. Nicola Anderson from Downstreet discussed the operational plans. Paul Simon, the landscape architect, discussed the proposed landscape plan with the board. Finally, civil engineer Greg Dixon discussed the stormwater and drainage plans.

The board had a wide range of questions regarding each component of the plans. Discussion ensued between the representatives of the project and the board. Once the board was finished with their questions, the chair of the board opened the item to public comment.

Lucy Ely Pagan asked about screening elements on the back of the property, such as fencing and landscaping. Karol Smith raised concerns about the location of the dumpsters. She mentioned that rats and other rodents have been in the immediate area, and was concerned the dumpsters would be an attractant. Karol also was concerned with the removal of a large tree on the property line that shades her backyard. Both Lucy and Karol live on Randall Street, and they both wanted to see some visuals of what the back of the building would look like. Bob McCloud, a neighbor at 55 S. Main Street raised concerns about the vibrations during the

construction process. His building sits on the property line and was constructed in the 1800s. He also asked about proposed landscaping screening on his side of the property. Anne Imhoff expressed concerns about idling cars parked in the parking lot. The applicant's representative stated that they can install "No Idling" signs to help prevent idling.

The DRB closed the public hearing and discussed additional materials that are requested prior to the next meeting. They also discussed what DRB date they would like to continue to. The applicant requested the DRB meeting date of October 4th.

The list of additional items and information requested by the DRB are listed below:

- A streetscape view showing 3 buildings on either side of 51 S. Main with the proposed building placed in it.
- View from Main St. approaching 51 S. Main from the north and south.
- View from the rear of the property.
- Provide pre- and post-peak runoff and volume
- Provide compensatory storage calculations
- Change the 90-degree angle window on the NE corner on the 2nd floor
- Reduce the appearance of the 3rd floor wall by Stairwell A to reduce the appearance of an elevated "tower" on the 3rd floor.
- Provide color options for the siding
- Relocate two crab apple trees by Main Street to elsewhere on the property, or give back to the town public works department.
- Place lights on a dimmer after 10pm
- Provide correspondence with Green Mountain Power stating that they are willing to move the power vault.
- Utilize the existing 6" water stub on Main Street
- Add a 3rd tree along the SE property line for screening.

The hearing was closed at 8:55 p.m.

1) Other Business

- Approval of prior decisions.

MOTION:

Alex Tolstoi moved and Dave Rogers seconded the motion to approve the decisions for permits #57-23, #62-23, #65-23, #66-23 & #54-23.

VOTE: The motion was approved 7-0

MOTION:

Harry Sheppard moved and Tom Kinley seconded the motion to approve the minutes from July 19th, 2023 and August 23rd 2023.

VOTE: The motion was approved 7-0

Adjournment: There being no other business, the meeting was adjourned at 9:27 p.m.

Approved: _____ Date: _____
Tom Kinley, (Vice-Chair)