

WATERBURY DEVELOPMENT REVIEW BOARD
Approved General Minutes—October 4, 2023

Attending: Board members present: Tom Kinley (Vice-Chair), Dave Rogers, Bud Wilson, Alex Tolstoi, Joe Wurtzbacher, Harry Sheppard, George Lester

Staff: Neal Leitner & Mike Bishop

Public present: Bob McCloud, Lisa Scagliotti, Chris Balzano, Nicola Anderson, Greg Dixon

Tom Kinley, Vice-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 continued from the September 6, 2023 Development Review Board meeting. The DRB requested a list of items for the applicant to address.

#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 re-introduced the application to the board. He discussed the architectural renderings and specific design elements. 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.

Bob McCloud, a neighbor, asked about vibrations caused by construction and if there was a pre-construction monitoring system proposed, such as when the Main Street reconstruction project happened.

The DRB indicated that this requirement could be a condition of approval. The DRB voted unanimously keep the hearing open and go into deliberative session at 7:45p.m.

The following items were requested from the DRB.

1. Shift the third-floor wall on the studio unit facing Main Street back 8' from where it currently is proposed. If possible, produce a rendering that would be preferable, however

not, then show on the floor plan.

2. Some sort of communication with the other utilities, similar to the GMP letter.
3. Show how the roof over the ramp is projected over the driveway
4. A written response from the Town DPW director.

1) Other Business

- Approval of prior decisions.

MOTION:

Alex Tolstoi moved and Dave Rogers seconded the motion to approve the decision for permits #72-23.

VOTE: The motion was approved 7-0

MOTION:

George Lester motioned to approve the minutes from September 20th, 2023, it was seconded.

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)