

**WATERBURY DEVELOPMENT REVIEW BOARD**  
**Approved General Minutes—January 4, 2023**

**Attending:** Board members present: Dave Frothingham, Chair; Tom Kinley, Harry Shepard, Bud Wilson, Alex Tolstoi, Joe Wurtzbacher, Patrick Farrell

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

Dave 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.

1) **#101-22: 102 So. Main, LLC** (owner/applicant) *continued from November 16<sup>th</sup> DRB meeting*

Site Plan, Conditional Use (including Waiver), and Downtown Design review for redevelopment of 102 South Main Street. Retain existing structure with two multi-family units and add an additional seven multi-family units in an addition. (VMR/DDR zoning/overlay districts)

At 6:35 the public hearing was reopened.

Testimony:

1. DRB, several members are still concerned with the parallel parking spots – including how vehicles will turnaround in a tight setting.
2. According to the applicant, “the existing structure needs some attention – including exterior siding and windows.
  - The hearing ended at 7:15 pm. The public hearing will remain open. The Board will deliberate later at the end of the meeting.

2) **#107-22 SDP Real Estate** (owner/applicant) *continued from December 7<sup>th</sup> DRB*

**meeting**

Construct a 3-story, 9-unit apartment building consisting of (3) 2-bedroom units and (6) 1- bedroom units located at the intersection of High St. and Hill St. Provide 17 on-site parking spaces including (1) ADA space. (Village Mixed Residential)

The public hearing was reopened at 7:18 pm.

**Public comment:**

1. Jeff Whalen – expressed concern about the stormwater runoff. Also that this is a large scale apartment complex in a residential area. He'd also like to see a different façade – including color.
2. George Eget – wanted to point out the height difference between the proposed building and the nearby homes – which may block sunlight to some of those existing homes.
3. Whitney Aldrich – commented that the design does not fit the area – “aesthetically it could go anywhere, almost commercial looking”.

The hearing was closed at 7:55 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

**3) #110-22: Stowe Street Properties, LLC (owner/applicant)**

Downtown design review of the installation of a mural on the back side of the building at 29 Stowe Street, facing the railroad tracks. (DWN/DDR)

The public hearing was opening at 08:00 pm.

Present and sworn in:

John Grenier, representing applicant

Nicole Grenier, representing Stowe Street Properties, LLC

MK Monley, MakerSphere

Chiyoni Maabbin, Waterbury Anti-Racism Coalition

Testimony:

- 1) Waterbury Anti-Racism Coalition will be contracting with the selected artist, who will be contracted to maintain the mural over time.

The hearing was closed at 8: 18p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

**4) #114-22: Riley (owner/applicant)**

Sketch plan review of 0 Waterbury-Stowe Road. Multi-Family PUD. (RT100/CNS)

This is a preliminary review not a hearing.

**Adjournment:** There being no other business, the meeting was adjourned at 10:15

Approved:  Date: 2/1/2023  
David Frothingham III, Chair

**Next Meeting:**

Wednesday, January 18, 2023