

WATERBURY DEVELOPMENT REVIEW BOARD
Approved General Minutes—February 1, 2023

Attending: Board members present: Dave Frothingham, Chair; David Rogers, Tom Kinley, Harry Shepard, Bud Wilson, Patrick Farrell

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

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 January 4th 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 p.m. the public hearing was reopened.

Present and sworn in:
John Pitrowiski, engineer representing the adjacent property owner

Testimony:

- a) DRB, members expressed concern about the location of the parallel parking places that are very close to the southeasterly property line. Having the parking spaces on the side of the drive adjacent to the proposed sidewalk with a curb for the sidewalk was discussed.
- b) Pictures of the existing exterior siding and windows on the existing historic structure were discussed. The DRB concluded that the reveal on the new clapboards should match the original clapboards and the windows should all be wooden on the interior and fiberglass on the exterior.
- c) The neighboring property owner to the southeast expressed concern about the parallel parking spaces so close to the property line with idling cars so close to the property line and building at 104 S. Main. She is not opposed to moving the parallel spaces back to the side of the driveway along the proposed sidewalk near the proposed building addition.
- d) Rich Gardner testified that the soils at the rear of the 102 S. Main St. site are very deep, sandy and well drained.
- e) The drainage at the rear of the site was discussed in terms of the adequacy of the amount of storage for runoff from the site.

The hearing was closed at 7:50 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

- 2) #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. The DRB provided the applicant with the following list of information that should be included in the application that has been submitted and is warned for review on February 15, 2023:

- Comments from the Waterbury Fire Dept. on the proposed site plan.
- Comments from VTrans regarding proposed access to the site. The applicant is preparing a turn-lane analysis for Route 100 at the project site that should also be included.
- A wildlife study addressing the Shutesville Wildlife Corridor and any on-site wildlife resources.
- A lighting plan to accompany the lighting specification sheets that have been submitted.
- Illustrations regarding the aesthetics of the site including the views of the proposed development as seen from Route 100.
- A stake out of the corners of the proposed buildings and the curb cut.

3) Other Business

MOTION:

Tom Kinley moved and Patrick Farrell seconded the motion to approve the written decision for #107-22, SDP Real Estate, and the general minutes of 1-18-23, as amended.

VOTE: The motion was approved 6 – 0.

Adjournment: There being no other business, the meeting was adjourned at 8:10 p.m.


Dave Rogers, Vice Chair

Approved: 2-15-23
(date)

Next Meeting:
Wednesday, February 15, 2023