

**WATERBURY DEVELOPMENT REVIEW BOARD**  
**Approved General Minutes—April 19, 2023**

**Attending:** Board members present: Dave Frothingham (Chair), David Rogers, Tom Kinley, Bud Wilson, Joe Wurtzbacher, Harry Shepard, George Lester

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

- 1) **#114-22: Nelson Riley III/ Nelson Riley IV Continued to May 3, 2023 at request of applicant**

**The board agreed to continue this hearing to May 3<sup>rd</sup> at 6:30 pm.**

- 2) **#013-23: Neal and Sarah Graves (owner/applicant) Continued from April 5, 2023**  
Site Plan, Conditional Use review and waiver request to convert a 2-story commercial building into an 8-room boarding house with a 1-bedroom apartment. (VCOM).

The hearing was opened at 6:40 p.m.

Present and sworn in a prior hearing:  
Neal Graves, applicant

The board questioned the applicant about the proposed use. A boarding house can mean a variety of potential uses. The applicant clarified that it is more like a single-room occupancy rental (SRO) for travelling nurses who need a place to live while they work on a semi-annual basis at nearby hospitals. Parking requirements and parking dimensions were discussed as well. The board recommended that a minimum of one ADA accessible space is provided. The board discussed other dimensional requirements and waiver to setback issues with the applicant.

The hearing was closed at 6:57 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

- 3) **#017-23: Greg Montgomery (owner/applicant)**  
Site Plan, Conditional Use review and waiver to setback request to construct a single-family house at 615 Maggies Way. (LDR zoning district)

The hearing was opened at 6:59 p.m.

Present and sworn in:  
Greg Montgomery, owner/applicant

The applicant introduced his project to the board. He has a legal nonconforming small lot in the LDR zoning district. The lot is undeveloped and he proposes to build a single-family house on it. It will encroach into the rear yard setback by 35 feet. The setback requirement is 75 feet. The board discussed the property

line and the previous approval for a waiver to setback that expired since it was issued in 2018. The new proposal is similar to the previous proposal, with slight differences.

The hearing was closed at 7:09 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

- 4) #019-23: Don Duquette** (owner/applicant)  
Site Plan, Conditional Use review and waiver to setback request to construct a shed at 41 Balsam Lane. (MDR zoning district)

The hearing was opened at 7:11 p.m.

Present and sworn in:  
Don Duquette, applicant  
Barbara Blauvelt, abutter

The applicant discussed his need for a storage shed on his property. He would like to place it within the northerly side yard setback, 7 feet from the edge of his garage. The board discussed the location and agreed that the shed would not be visible from the road.

The hearing was closed at 7:18 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

- 5) #020-23: Gary & Tracy Waleko** (owner/applicant)  
Site Plan and Conditional Use review to construct a single-family house in the RHS Major overlay district. (CNS zoning district)

The hearing was opened at 7:19 p.m. Bud Wilson recused himself from the hearing.

Present and sworn in:  
Gary & Tracy Waleko, owner/applicants  
George McCain, representing the applicant  
Laurie & Dan Brady, adjoining landowners

George McCain presented the application to the board. The proposed single-family house is in the RHS Major overlay district. The board discussed the criteria related to the overlay district in relation to the project. Materials, height and placement were discussed. A previously approved permit allowed for the clearing of the building envelope. The house would be built within this clearing.

The hearing was closed at 7:40 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

## **6) Other Business**

- a.** Public comment from Amy Marshall-Carney.  
Amy provided a document which outlines the parts of public testimony that were not included in the DRB minutes on 3-15-23 for application #114-22.  
She is asking for those minutes to be amended.

### **MOTION:**

Tom Kinley moved and Dave Rogers seconded the motion to approve the General Minutes for April 5, 2023, as amended.

VOTE: The motion was approved 7- 0.

**Adjournment:** There being no other business, the meeting was adjourned at 8:25 p.m.

Approved:  Date: 5/3/23  
David Frothingham III, Chair

**Next Meeting: May 3, 2023**