

WATERBURY DEVELOPMENT REVIEW BOARD
Unapproved General Minutes—February 5, 2025

Attending: Board members present: David Frothingham III (Chair), Bud Wilson, Alex Tolstoi, Harry Sheppard, George Lester

Staff: Mike Bishop

Public present: Charles Brady, Rick Weston, Amy Marshall-Carney, Terry and Kelley Spear, Steve James, Mike Bard

David Frothingham III, 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.

#088-24: Rick and Karen Weston (owner/applicant)

Conditional Use and Site Plan Review application to elevate an existing house with an addition (MU/SFHA)

The hearing was opened at 6:32 P.M.

Rick Weston introduced his proposed project to the board. The existing house at 32 Union Street is in the 100-year flood zone and will be elevated a minimum of 2 feet above the Base Flood Elevation (BFE). An addition will be added onto the single-family house as well. The State Floodplain Manager has reviewed and approved the proposed project in accordance with Flood Hazard Area Construction Regulations.

George Lester motioned to approve the application. The motion was seconded by Harry Shepard.

Motion approved 5-0.

#093-24: Brendan O'Reilly (applicant) **Gristmill Properties** (landowner)

Change of Use and Site Plan Review application (RT100)

Brandan O'Reilly introduced the project to the board. The applicant seeks to change the use of 2,500 square feet of the Energy Mill from a woodworking shop to business professional offices. The building is located on Lot #1 of a previously approved PUD at 5430 Waterbury-Stowe Road in the Route 100 zoning district.

The board discussed the previous approval for the project. As the project received prior approval more than 2-years ago, it required a new approval from the DRB since permits expire after 2-years. The project is the same as the prior project.

A motion to go into deliberative session was made and seconded. The DRB went into executive session to discuss the project.

Bud Wilson recused himself from the project and left the meeting room.

The DRB exited their deliberative session to make a vote.

Harry Shepard motioned to approve the project, it was seconded by Alex Tolstoi.

Motion to approved the application 4-0-1 abstention (Bud Wilson).

Adjournment: There being no other business, the meeting was adjourned at 7:27 p.m.