

**CITY OF VERGENNES
DEVELOPMENT REVIEW BOARD
MINUTES
SPECIAL MEETING
MONDAY, SEPTEMBER 16, 2013**

Members Present: Jason Farrell-Chair, Carrie Barrows, Don Peabody, Brent Rakowski
Alexandria McGuire, Steve Rapoport, Peter Garon

Members Absent: None

Guests: Neil Swenor, Nancy Charron, Peter Morris, Tom Denecker

Present: Zoning Administrator Mel Hawley

The meeting convened at 6:15 p.m. with a site visit at the property of Denecker Real Estate Investments at 14 Main Street. A revised site plan was provided.

1. **Denecker Real Estate Investments, LLC, 14 Main Street, Change of Use of Motor Vehicles Sales to Retail (Grocery Store) and Addition, Site Plan Review, Conditional Use Review**

Don Peabody moved that the application be deemed complete and that a public hearing be warned for October 7, 2013. The motion was seconded by Alex McGuire with all voting in favor. Mel suggested that the applicant revise the site plan so that it does not show parking along Main Street. Mel pointed out that on-street parking is prohibited in this area. Parking within the street right of way is not under the purview of the Development Review Board. An amendment to the parking ordinance adopted by the City Council would be required. Mel also noted that the site plan showed a temporary 30' x 40' tent, part of which appearing to be within the setback area. He suggested the applicant consider a location that meets the setback requirements.

2. **Adjournment**

The meeting adjourned at 6:50 p.m.

Respectfully submitted,

Mel Hawley
Acting Recording Secretary