

**CITY OF VERGENNES  
DEVELOPMENT REVIEW BOARD  
MINUTES  
SPECIAL MEETING  
MONDAY, OCTOBER 21, 2013**

Members Present: Jason Farrell-Chair, Don Peabody, Brent Rakowski, Alexandria McGuire, Steve Rapoport, Peter Garon, Alternate Member Lowell Bertrand

Members Absent: Carrie Barrows

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

Present: Zoning Administrator Mel Hawley

The meeting convened at 6 p.m. with a site visit at the property of Denecker Real Estate Investments at 14 Main Street. Mel reported that Neil Swenor, principal of Bulldog Enterprises, LLC had withdrawn his previous application so that a new application and site plan could be submitted. A revised site plan was provided. The new site plan showed no vehicular circulation or parking in front of the building. Jason Farrell explained to Board members that a special meeting was called to include the site visit and determine whether the Board finds the new application to be complete for scheduling a public hearing in November. The focus of the site visit was on the pedestrian routes to the entrance, the design of the proposed access drive to Route 22A, and parking lot lighting. Brent Rakowski asked if the applicant expected all delivery trucks to enter from the north and exit to the north as the southbound drive appeared to require trucks to cross over into the northbound lane when exiting to head south. Mel said that the applicant should provide an entrance/exit driveway that meets VTrans standards for access to Class 1 highway. Jason said that the site plan is unclear as to what light fixtures are to remain and what is being proposed as the Board needs a formal lighting plan. The proposed tent will be removed from the site plan as there were many unanswered questions as it related to lighting, use, hours, and period of the year.

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

Jason Farrell moved that the application be deemed complete and that a public hearing be warned for November 18, 2013 with the understanding that the entrance specifications meet appropriate standards and that a formal lighting plan be submitted. The motion was seconded by Don Peabody with all voting in favor.

2. **Adjournment**

The meeting adjourned at 6:50 p.m.

Respectfully submitted,

Mel Hawley  
Acting Recording Secretary