

**CITY OF VERGENNES  
DEVELOPMENT REVIEW BOARD  
MINUTES  
SPECIAL MEETING  
MONDAY, NOVEMBER 18, 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: Tom Denecker, Neil Swenor, Helen Swenor, Nancy Charron, Chris Eling, Dan Pflaster

Present: Zoning Administrator Mel Hawley

1. **Review and accept minutes of previous meetings**

The minutes to the regular meeting of September 9, 2013 were reviewed. Steve Rapoport moved to approve the minutes as corrected. The motion was seconded by Brent Rakowski with all voting in favor. The minutes to the regular meeting of October 7, 2013 were reviewed. Alex McGuire moved to approve the minutes as corrected. The motion was seconded by Steve Rapoport with all voting in favor. The minutes to the regular meeting of November 4, 2013 were reviewed. Brent Rakowski moved to approve the minutes as corrected. The motion was seconded by Peter Garon with all voting in favor except Alex McGuire abstaining as she was not in attendance at the meeting.

2. **Public Hearing - 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 read the public notice and swore in Tom Denecker, owner of 14 Main Street, Neil Swenor and Nancy Charron, officers of Bulldog Enterprises, and Dan Pflaster, principal of Pflaster Investments, owner of the property at 10 Main Street. The site visit conducted on October 21, 2013 required that the entrance specifications meet appropriate standards and that a formal lighting plan be submitted. Tom Denecker reported that they have a complete application that meets or exceeds the standards set forth for the Northern Gateway District. He said their proposal remains the same, renovating the existing 6,800 square feet and constructing an addition of 3,250 square feet for a total of 10,050 square feet for use as a grocery store. He said the store hours would be 6 a.m. to 8 p.m. seven days a week. The entrance/exit driveway has been revised on the site plan prepared by Peter Morris Architect with the appropriate width and turning radius for anticipated trailer trucks per state standards. He said all flood lights and associated utility poles would be removed. He submitted a formal lighting plan prepared by SK & Associates. Tom pointed out the trees that would be planted along the street and along the south side of the parking area. Mel reported that the sewer main that

is located behind the building has been televised which concluded that the proposed addition would not be within the easement area. The other line flowing into the manhole was the service line from the subject property. Members asked for more specific information about pedestrian travel to the front entrance. Chris Eling from Peter Morris' office confirmed that the sidewalk from the north would be concrete and that pavement striping will identify pedestrian routes to the main entrance. It was agreed that a crosswalk was needed. Mel said that there should be no confusion on where vehicles are not allowed to travel and preferred raised concrete walks but understood elevation constraints. Tom confirmed there is no curbing or bollards planned but signs could be added if necessary. Chris also pointed out the murals that are planned for the front and south side of the building to break up the elevation. Chris also noted the location of the roof-mounted equipment and that none would be visible from the street. Jason ran through the objectives for site plan review, one of which being pedestrian safety. Peter Garon questioned the lack of a sidewalk along the entire front of the property. Tom said the sidewalk cannot go to the south end of the property because there is no recognizable way to obtain a safe walkway given the slope. He felt it was pointless to go any further south due to the topography. With no further comments or desire for additional information, Brent Rakowski moved to close the public hearing. The motion was seconded by Steve Rapoport with all voting in favor.

3. **Adjournment**

The meeting adjourned at 7:04 p.m.

Respectfully submitted,

Mel Hawley  
Acting Recording Secretary