

**CITY OF VERGENNES  
DEVELOPMENT REVIEW BOARD  
MINUTES  
SPECIAL MEETING  
MONDAY, DECEMBER 30, 2013**

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

Members Absent: Carrie Barrows, Don Peabody

Present: Zoning Administrator Mel Hawley

Jason Farrell called the special meeting to order at 6 p.m. The purpose of the special meeting was to deliberate and possibly take action on all pending applications.

1. **Pending Application - State of Vermont, Military Department, Vergennes Armory, 37 Monkton Road, Vehicle Compound Lighting, Site Plan Review (see Section 311)**  
As directed by the Board, Zoning Administrator Hawley prepared a draft affirmative decision on this application. A few minor changes were made to the draft decision and Brent Rakowski moved to approve the decision and authorize Jason Farrell to sign the decision on behalf of the Board. The motion was seconded by Peter Garon with all voting in favor.
2. **Public Hearing – VV II Housing Associates, L.P., 12 Walker Avenue, Sprinkler System Room, Exterior Lighting Changes, Site Plan Review**  
As directed by the Board, Zoning Administrator Hawley prepared a draft affirmative decision on this application. A few minor changes were made to this decision as well, and Peter Garon to approve the decision and authorize Jason Farrell to sign the decision on behalf of the Board. The motion was seconded by Lowell Bertrand with all voting in favor.
3. **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**  
As directed by the Board, Zoning Administrator Hawley prepared a draft affirmative decision on this application. A number of modifications were made to the draft decision and Peter Garon moved to approve the decision in its final amended form and authorize Jason Farrell to sign the decision on behalf of the Board. The motion was seconded by Alex McGuire with all voting in favor.
4. **Adjournment**  
The meeting adjourned at 7 p.m.

Respectfully submitted,

Mel Hawley  
Acting Recording Secretary