

**CITY OF VERGENNES
DEVELOPMENT REVIEW BOARD
MINUTES
REGULAR MEETING
MONDAY, FEBRUARY 1, 2016**

Members Present: Jason Farrell-Chair, Peter Garon, Tim Cook, Jason Mullin, Don Peabody, Brent Rakowski, Steve Rapoport

Members Absent: None

Guests: Steve Schenker, Heidi Mahoney, Bill Benton, Betsey Benton, Jim LaFlam, Hans Vorsteveld

Present: Zoning Administrator Mel Hawley

1. Public Hearing - Shenandoah, LLC, Haviland Shade Roller Mill and Annex, 1 and 2 Canal Street, Site Plan Review, Conditional Use Review

Architect Steve Schenker and Heidi Mahoney of Burchfield Management Company were in attendance on behalf of Shenandoah, LLC. A supplement to the application was submitted by the applicant. Steve Schenker gave a brief overview of the project involving the adaptive reuse and complete rehabilitation of the Haviland Shade Roller Mill and Annex which will host a combined total of seventeen dwelling units. Mr. Schenker reported that since the last meeting the parking lot has been redesigned. The north access is now entrance-only to meet VTrans regulations related to sight distances given the proximity to the intersection of West Street and Canal Street and angle-parking within the parking lot has been adjusted accordingly. The safety plan was submitted in light of the ledge removal and the removal of siding and other building materials that generate dust and/or lead paint particles. The supplement included guidelines that will be followed relative to demolition, historic rehabilitation and repair of siding, trim and other materials. Mr. Schenker assured members that the guidelines would be incorporated in contracts and that appropriate supervision would be provided to assure compliance particularly as it relates to lead paint. He said the new plan is much more detailed as it relates to the seating area off the north end of the Mill. Members noticed that a safety railing or fencing is still not currently proposed on the top of the ledge to the west of the parking area. The lighting plan was reviewed in detail and the applicant could not reconcile the fixtures with the plan. It was noted the trash dumpster will be screened with a six-foot high stained wood fencing on three sides and thus properly screened as required by the regulations for a service area. During the review of the elevation drawings, a question was asked about the use of the structure above Canal Street that connects the two buildings. Mr. Schenker said it cannot be removed as it is protected as a historic structure and it cannot be used to walk from one building to the other due to state building codes and must be blocked off at each end. There was also discussion about the windows on the upper floors and those on the falls side of the building and Mr. Schenker said they will have limited openings for safety reasons. Mel said he had sent the parking easement to the City Attorney for his review. Heidi said the easement has been revised slightly since the original submission. Mel said he would get the revised version to the

City Attorney for his review. Jason Farrell moved that the public hearing be recessed and reconvened on March 14, 2016 to discuss and clarify the parking lot lighting plan, consideration of safety railing or fencing on top of the ledge on the west side of the parking lot, and to receive comments from the City Attorney regarding the parking easement over Treetop Homes, LLC. The motion was seconded by Don Peabody with all voting in favor.

2. **L.F. Benton Company, 300 Main Street, Change the Use of Physical Therapy Office and Part of Lower Level, Site Plan Review, Conditional Use Review**

Bill Benton, principal of L.F. Benton Company, presented an application to change the use of portions of the space at 300 Main Street. Bill said with the departure of Long Trail Physical Therapy on the Falls they are considering various alternative uses of the space. He said there is approximately 4,400 square feet that is vacant on the upper level and the concept is to convert that space to some combination of office, retail, food and beverage preparation and sale, and light manufacturing. The front portion of the middle level currently used for storage associated with the dwelling units would be changed to office or retail. Bill said he is currently talking to a potential tenant for use of a portion of the upper level space for ginger beer brewing and distributing which would be light industry. Bill said the parking lot to the south can accommodate twenty cars and the lower parking areas that are in three separate locations can accommodate about eight parking spaces. He said the only change to the exterior of the building would involve exterior doors and associated exterior lighting. Jason said that specifications of new lighting fixtures, pictures or elevation drawings, and a site plan evidencing parking are all required and moved that a public hearing be authorized for March 14, 2016 provided these items are filed in a timely manner. The motion was seconded by Steve Rapoport with all voting in favor.

3. **Estate of Ruth LaFlam (Owner), Timothy Goyette (Applicant), 67 South Water Street, Subdivision Sketch Plan Review**

Jim LaFlam, Executor of the Estate of Ruth LaFlam, presented a subdivision sketch plan involving his late mother's property on South Water Street. He explained that Timothy Goyette has an option on the property with the condition the property can be subdivided. Mel said there is not a boundary survey on file but the subdivision sketch plan showed the lot to have about 160 feet of street frontage and approximately 130 feet of lot depth. The property is in the Historic Neighborhood District which requires minimum frontage of 66 feet and minimum lot size of 7,000 square feet. Mel said the two proposed lots appear to meet the requirements of the district. There was a question about whether the two lots would be served by a common driveway or if there would be an additional curb-cut and, if so, where it would be located. Jim said he was not certain but the purchaser would be able to answer that question. Jason Farrell moved the subdivision sketch plan be deemed adequate and authorized the scheduling of a public hearing for March 14, 2016 and that the applicant be advised to consider identifying curb-cut locations and a proposed building envelope for each lot if different from that set forth in the regulations. The motion was seconded by Tim Cook with all voting in favor.

4. **Lincoln Geronimo, LLC, 33 Green Street, Change the Use of Clock Shop (Retail) to Brewery/Bar/Restaurant, Site Plan Review, Conditional Use Review**

Hans Vorsteveld, principal of Lincoln Geronimo, LLC, presented an application involving his property at 33 Green Street. The application reflected a proposed change of

use of the existing clock shop on the ground floor to an expansion of the restaurant located in the basement of the building. Jason Farrell announced he would recuse himself and therefore not participate as a board member due to having a direct or indirect personal interest as a business associate of the owner of the restaurant. Jason removed himself from the table. Vice-Chair Peter Garon assumed the role of chair at this point. Hans reported the owner of the Bar Antidote, Ian Huizenga, was not available to attend the meeting but would attempt to explain their plan. He said they want to renovate the current space occupied by the clock shop. Beer brewing equipment will be installed in a portion of the space with product being sold on-site and at retail. He said they plan to create an interior stairway connecting the two floors of the restaurant. Hans also said they would like a curb-cut off Green Street so a small truck could back up to a proposed loading dock. Mel said for the Board to consider such a proposal, a boundary survey of the property is needed to assure the location of the driveway is not over the property line. Also, the work within the street right of way will need an agreement with the City and be formally designed by a civil engineer. Hans said if that is the case they would withdraw that part of the proposal. Mel also asked if any parking spaces in the lot across the street which is also owned by Lincoln Geronimo, LLC are being offered as part of this application or whether a waiver of the minimum number of off-street parking is being requested. Hans said that a waiver is sought. Members asked about seating capacity and hours and Hans said he did not have that information. There was also some question of whether there would be odors associated with the brewery. Jason Mullin said it would be helpful if the application was supplemented by a narrative. Relative to exterior lighting, Hans said there may be changes in the lighting beneath the porch roof. Hans was asked to come to the next meeting with a more complete application and that Ian Huizenga attend as well.

5. **Pending Decision - Michael O'Daniel, Trustee, 25 Hopkins Road, Subdivision**
As directed, Zoning Administrator Hawley drafted an affirmative decision approving the application. Peter Garon moved to approve the decision in its final form and authorize Chair Jason Farrell to sign the decision on behalf of the Board. The motion was seconded by Steve Rapoport with all voting in favor. Brent Rakowski did not vote on this motion.
6. **Pending Decision - Glenn and Kathy Rossier, 181 South Maple Street, Subdivision**
As directed, Zoning Administrator Hawley drafted an affirmative decision approving the application. Peter Garon moved to approve the decision in its final form and authorize Chair Jason Farrell to sign the decision on behalf of the Board. The motion was seconded by Tim Cook with all voting in favor.
7. **Review and accept minutes of previous meeting**
The minutes to the regular meeting of January 4, 2016 were reviewed and corrected. Tim Cook moved to approve the minutes as corrected. The motion was seconded by Peter Garon with all voting in favor.
8. **Adjournment**
The meeting adjourned at 10:04 p.m.

Respectfully submitted,

Mel Hawley

Acting Recording Secretary