

**CITY OF VERGENNES  
DEVELOPMENT REVIEW BOARD  
MINUTES  
REGULAR MEETING  
MONDAY, JUNE 1, 2015**

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

Guests: Christopher Lapierre, Jim Gernander, Mike Ferland

Present: Zoning Administrator Mel Hawley

1. **Review and accept minutes of previous meetings – deferred**
  
2. **Public Hearing (continued) - Kiff, LLC, 30 New Haven Road, Self-storage Building, Site Plan Review, Conditional Use Review**

Jason Farrell read the public notice. Mel asked the chair or board to rule on Mike Ferland's participation at the public hearing as he is not an adjoining property owner. Don Peabody also wondered if it was appropriate to allow participation in a continuance proceeding by someone that was not in attendance at the original public hearing. Mike Ferland's property is about three hundred feet from the subject property. Mike said that he can see the property from his house, can hear the operation of the carwash, and that the public sidewalk that serves Crosby Farms runs along the subject property. Jason Farrell said that unless the applicant objected, he would simply rule that Mike be recognized as an interested party owning property and residing in the immediate neighborhood. Christopher said he had no objections to Mike's participation. Jason swore in Christopher Lapierre, principal of Kiff, LLC, Jim Gernander, and Mike Ferland. At the last meeting, Christopher Lapierre requested an opportunity to submit a revised site plan. The revised site plan shows details related to stormwater. Fencing was discussed at the previous hearing and Christopher announced, and Jim Gernander confirmed, that they had worked out a mutual arrangement for a fence along a portion of Jim's property. Jim testified that, with that agreement, he had no concerns with the lack of additional fencing on the Applicant's property for the proposed use. Mike said that it was his understanding that access to the self-storage buildings would not be restricted and felt the access should not be allowed after 9 p.m. due to noise related to the opening and closing of overhead doors to the units. He questioned whether the proposed use was consistent with municipal development plan. He also objected to the anticipated increase in noise level due to the increased use of the property. Christopher said there is actually not a lot of traffic associated with self-storage buildings as renters seldom have a need to access their unit. As an example, he said that it is not uncommon for a renter to use their unit to store patio furniture so they actually only access their unit twice a year. It is not as if tenants will be coming on a daily or even weekly or monthly basis. He said that the self-storage units actually might have a positive impact on neighbors as the building will block lights and sound coming from the automatic carwash. Mike reiterated his concerns with lighting and Jason advised that the board had rejected the lighting fixtures originally proposed and that the applicant submitted revised plans with compliant fixtures. Jim

Gernander asked that the hours of access to the self-storage unit match with hours of the carwash and laundromat which is currently 7 a.m. to 9 p.m. Christopher said that if the hours were restricted he would be amenable to including the hours of operation in the template of the rental agreement that will be signed by renters. With no further comments or questions, Peter Garon moved to close the public hearing and take the application up in deliberative session. The motion was seconded by Brent Rakowski with all voting in favor. With no other visitors present the board immediately went into deliberation session. Upon the conclusion of the session Peter Garon moved to direct Zoning Administrator Hawley to draft an affirmative decision with conditions. The motion was seconded by Don Peabody with all voting in favor.

3. **Bruce Leachman, Joanne Leachman, Brent Leachman, Luigi's Italian Specialties, 193 Main Street, Replace Fixed Awning**

Mel presented the application on behalf of the Leachmans involving the installation of a new fixed awning. He said it is not an exempt activity and needs site plan review by the Board. Jason Farrell moved to deem the application as complete and authorized the scheduling of a public hearing for July 6, 2015. The motion was seconded by Tim Cook with all voting in favor.

4. **Pending Decision - Kennedy Bros., Inc., 13 Main Street, Outside Seating Area, Site Plan Review, Conditional Use Review**

As directed, Zoning Administrator Hawley drafted an affirmative decision approving the application. Peter Garon moved to authorize Jason Farrell to sign the decision on behalf of the Board. The motion was seconded by Steve Rapoport with all voting in favor except Brent Rakowski abstaining due to his conflict of interest.

5. **Pending Decision - WESCO, Inc., 65 Main Street, Site Plan Review**

As directed, Zoning Administrator Hawley drafted an affirmative decision approving the application. Don Peabody moved to authorize Jason Farrell to sign the decision on behalf of the Board. The motion was seconded by Jason Mullin with all voting in favor.

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

The minutes to the regular meeting of May 4, 2015 were reviewed. Peter Garon moved to approve the minutes. The motion was seconded by Brent Rakowski with all voting in favor.

7. **Other Business**

The Board agreed to discuss changing its regular meeting schedule from the first Monday of the month to the second Monday of the month. Don Peabody who had originally suggested the change reported that his potential conflict with meeting nights was no longer relevant so no amendment to the rules of procedure is needed at this time.

8. **Adjournment**

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Mel Hawley  
Acting Recording Secretary