

**CITY OF VERGENNES  
DEVELOPMENT REVIEW BOARD  
MINUTES  
REGULAR MEETING  
MONDAY, JULY 11, 2016**

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

Members Absent: Don Peabody

Guests: Chris Lapierre, McInroe Mutia, Justine Jackson, Christopher Bearor,  
William Huckabay, Lucy Huckabay

Present: Zoning Administrator Mel Hawley

1. **Public Hearing - Kiff, LLC, 30 New Haven Road, Convert Laundromat at South End of Building to Car Wash, Site Plan Review, Conditional Use Review**

Jason Farrell read the public hearing notice and swore in Christopher Lapierre, principal of Kiff, LLC. Chris Lapierre presented supplemental information involving the proposed changes at his building. There currently is a laundromat at each end with an automatic car wash in the center. Chris explained the new equipment associated with the automatic car wash takes up far less space in the utility room. Chris said his proposal, given the unused space, is to reduce the size of the utility room enabling an expansion of the footprint of the laundromat on the west end of the building. Laundromat equipment from the east end will be moved to the west end of the building. A self-operated car wash is proposed at the east end of the building. The expanded laundromat will be approximately 747 square feet. The site plan showed there will be six parking spaces designated for use by patrons of the laundromat. Chris was advised that no new exterior light fixtures are needed. With no further testimony, Steve Rapoport moved to close the public hearing and direct Zoning Administrator Hawley to draft an affirmative decision on the application. The motion was seconded by Tim Cook with all voting in favor.

2. **William and Lucy Huckabay, 78 South Water Street, Accessory Structure, Setback Waiver under Section 1501.C**

William Huckabay presented an application for a side yard setback waiver for an accessory structure. He explained his plan to remove an existing small shed and replace it in the same vicinity with a slightly larger structure that will be no larger than 8' x 16'. He said he would like to locate the shed two feet from his side lot line. The subject property is located in the Historic Neighborhood District which has a minimum side yard setback of five feet. He explained that his lot being only 50 feet wide as his reason for the shed to be close to the boundary line. Board members directed him to carefully review the conditions in Section 1501.C that must be met and the evidence that must be provided to receive a waiver. Tim Cook moved that the application be deemed complete

and that a public hearing be authorized for August 1, 2016. The motion was seconded by Peter Garon with all voting in favor.

3. **Public Hearing - Jordon (Mike) Carpenter, 5 South Water Street, Change the Use of the Ground Floor from Retail to Nail Salon (Personal Service), Site Plan Review**

Jason Farrell read the public hearing notice and swore in Mutia McInroe who is associated with Joanne Nail-Salon. McInroe outlined plans to open a nail salon in the space that was occupied by Small City Market years ago. Mel explained that the building contains five dwelling units and there is a parking area on the south side of the building that can accommodate six vehicles but only three vehicles have direct access to the street. There are also a number of on-street parking spaces along South Water Street in front of the building. Mutia reported there will be five employees and the hours would be 10 a.m. to 6 p.m. on Tuesday through Saturday, 10 a.m. to 4 p.m. on Sundays and they would be closed on Mondays. With no further questions, Peter Garon moved to close the public hearing and direct Zoning Administrator Hawley to draft an affirmative decision on the application. The motion was seconded by Tim Cook with all voting in favor.

4. **Public Hearing - Stone Block Partners, LLP, 205 Main Street, Convert Restaurant at South End of Building to Retail, Convert Former Shoe Repair to Retail or Office, Site Plan Review**

Jason Farrell read the public hearing notice and swore in Justine Jackson who is one of the principals that plan to locate and operate a commercial art gallery in the space formerly occupied by 3 Squares Café. The application also involves a proposed change of use of the space in the lower level with access off South Maple Street from shoe repair to retail or office. Justine explained the gallery is planned to be open from 11 a.m. to 7 p.m. Thursday to Sunday. She said that only two employees would be involved at first but that number could increase to four employees. She said that private events will also likely be held with hours extending to 9 p.m. and did not rule out the possibility of being open seven days a week. The space in the lower level was once a shoe repair business and the space is now vacant. The application is for that space to be either retail or office which are permitted uses in the Central Business District. The site plan shows eight off-street parking spaces behind the building but given there are five dwelling units on the second floor and more than 5,000 square feet of office and retail space, a waiver for providing off-street parking space is requested.

5. **Public Hearing - First Congregational Church of Vergennes (owner), Evergreen Preschool (applicant), 30 South Water Street, Accessory Structure, Site Plan Review (see Section 311)**

Jason Farrell read the public hearing notice and swore in Chris Bearor who was in attendance on behalf of Evergreen Preschool. Chris explained they have double-checked the resulting setbacks and the structure will be considerably further from neighboring property owners than originally estimated. The proposed building is 120 square feet and will be open on all sides and be used as an outdoor classroom or sitting area during inclement weather. Chris said they plan to bring water and electricity to the building and noted that the electricity is only for electrical outlets, not for any lighting as none is planned. Zoning Administrator Hawley reminded members that Zoning Administrator

Hawley reported that since Evergreen Preschool is a private school certified by the state education department that Section 311 (Limitations on Development Review) applies. Jason Farrell moved to close the public hearing and direct Zoning Administrator Hawley to draft an affirmative decision on the application. The motion was seconded by Tim Cook with all voting in favor.

10. **Joseph and Nancy Klopfenstein (owner), Christopher Beuhler (applicant), 34 Main Street, Professional-Residence Office, Site Plan Review, Conditional Use Review**

Zoning Administrator Hawley reported that he had met with Christopher Beuhler and his wife and assisted them with an application for site plan review and conditional use review and advised them of their need to attend the meeting. Mel explained that Christopher Beuhler is an audiologist and plans to purchase the property at 34 Main Street and use the property as his residence and his office. A site plan accompanying the application shows nine existing off-street parking spaces. Peter Garon moved to deem the application as being complete and that a public hearing be authorized for August 1, 2016. The motion was seconded by Jason Mullin with all voting in favor.

11. **Other Business (continued)**

Zoning Administrator Hawley advised that three members, namely Jason Mullin, Tim Cook, and Peter Garon, have terms expiring on August 1, 2016. Jason Mullin and Peter Garon expressed their desire to continue. Tim Cook said he was considering only serving on the Planning Commission and said he would confirm at a later date whether he is interested in being reappointed to the Development Review Board.

12. **Adjournment**

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Mel Hawley  
Acting Recording Secretary