

**CITY OF VERGENNES
DEVELOPMENT REVIEW BOARD
MINUTES
REGULAR MEETING
MONDAY, AUGUST 3, 2015**

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

Members Absent: Don Peabody

Guests: Didier Murat

Present: Zoning Administrator Mel Hawley

1. Review and accept minutes of previous meetings

The minutes to the regular meeting of July 6, 2015 were reviewed and corrected. Steve Rapoport moved to approve the minutes as corrected. The motion was seconded by Tim Cook with all voting in favor.

2. Pending Decision - Bruce Leachman, Joanne Leachman, Brent Leachman, Luigi's Italian Specialties, 193 Main Street, Replace Fixed Awning

As directed, Zoning Administrator Hawley drafted an affirmative decision approving the application. Jason Farrell moved to approve the decision and be authorized to sign the decision on behalf of the Board. The motion was seconded by Jason Mullin with all voting in favor except Peter Garon abstaining since he was ineligible to vote having neither attended the public hearing nor regained his voting rights by listening to the recording of the public hearing.

3. Public Hearing - Pierre LeGrand, LLC, 247 Main Street, Convert Second Floor from Office to Dwelling Unit, Site Plan Review, Conditional Use Review

Jason Farrell read the public notice and swore in Didier Murat, a principal officer of Pierre LeGrand, LLC. Didier outlined the plan to convert the entire second floor office to a dwelling unit. He explained there is a deeded access easement from South Maple Street to an entrance and enclosed stairway that leads to the second floor. He said historically an employee associated with the second floor office parked in the area behind the so-called Basin Block but it was not deeded parking rights. Mel said the assessors' information and the old insurance maps did not reflect the addition to the building done in the early 1980s. Mel revised the drawings accordingly which now reflects the footprint of the building taking up the entire lot. Didier said there are no off-street parking spaces for the building and therefore seeks a waiver. Mel asked about the business signs for the office and Didier reported that they had been removed. Upon questioning by the Board, Didier reported there are no exterior changes associated with the change of use of the second floor. With no further questions or comment, Brent Rakowski moved to close the public hearing and take the matter up in deliberative

session. The motion was seconded by Steve Rapoport with all voting in favor. Upon completion of the deliberative session, Jason Farrell moved that Zoning Administrator Hawley be directed to draft an affirmative decision. The motion was seconded by Brent Rakowski with all voting in favor.

4. **Report of the Zoning Administrator**

Mel reported having a recent discussion with Mike O'Daniel who owns a one-family dwelling which includes an accessory dwelling unit with about 80 acres on Hopkins Road. The property consists of land on both sides of Hopkins Road and is in the Agricultural and Rural Residential District. Mel said that Mike would like to split off an approximate 5-acres lot which would be conveyed to his daughter and son-in-law who would build a house. The Development Review Board felt that the zoning regulations are way more restrictive than the municipal development plan regarding the Agricultural and Rural Residential District. They concluded that due to the "adjunct to a primarily agricultural use" requirement for one-family dwellings in this district, an application for subdivision would not be straightforward. Jason Farrell and Tim Cook who are also members of the Planning Commission suggested that Mike attend their meeting since they are in the process of amending the regulations.

5. **Adjournment**

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Mel Hawley
Acting Recording Secretary