

**CITY OF VERGENNES
DEVELOPMENT REVIEW BOARD
MINUTES
REGULAR MEETING
MONDAY, SEPTEMBER 12, 2016**

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

Members Absent: None

Guests: Paul Vachon, Scott Hardy, Christopher Von Trapp

Present: Zoning Administrator Mel Hawley

1. **Public Hearing - First Congregational Church of Vergennes, 30 South Water Street, Enlarge Porch, Site Plan Review (see Section 311)**

Jason Farrell read the public hearing notice and swore in Paul Vachon who was present on behalf of the Trustees of the First Congregational Church of Vergennes. No abutting property owners were in attendance. Paul gave an overview of the project which involves the replacement of the existing 6' x 6' shed roof above the entrance to Evergreen Preschool with a 6' x 10' roof. The narrative that accompanied the application stated that the existing roof is deteriorating and pulling away from the brick building and is a safety hazard. Paul said the church has a long-term lease with Evergreen Preschool. They are concerned with the structural soundness of the existing shed roof. Paul explained that, unlike the existing shed roof, the new larger roof will have a support post. He said the new roof will have either asphalt shingles or metal. When asked about lighting, Paul said there is no exterior lighting involved with the new structure. With no further testimony, Peter Garon moved to close the public hearing and that Zoning Administrator Hawley be directed to draft an affirmative decision on the application. The motion was seconded by Tim Cook with all voting in favor.

2. **Fred Lowen (owner), Scott Hardy (applicant), 186 Green Street, Preliminary Sketch Plan Review**

Scott Hardy and Christopher Von Trapp were in attendance to have a preliminary discussion with the Board relative to the property at 186 Green Street. The property is 1.85 acres (80,586 square feet). There is an existing building on the property that was last used as a rental apartment and the so-called Fisher Flower Shop. Multiple options to develop the property were presented. Option A involved the construction of two buildings, each having three dwelling units. Option B was similar but added a third building with three dwelling units which could make it eligible for a density bonus under Section 1006.D of the regulations. Option C suggests creating a separate lot for the existing building which would become a one-family dwelling and the construction of four buildings on the remaining parcel, each containing two dwelling units, which could also be eligible for a density bonus. Option D involved tearing down the existing structure and creating sites for nine one-family dwellings. Option E was nearly identical to Option D but with a fully circular driveway. Zoning Administrator Hawley reported that it was his interpretation that Option D and E involve nine one-family dwellings and 15,000 square feet per unit is required and therefore

nine units are more than is allowed by the regulations. Zoning Administrator Hawley felt the Applicant submitted enough information for the Board to move forward with a public hearing to subdivide property into two parcels under Option C. Scott Hardy said they were not ready to proceed at this time but thanked the Board for their comments.

Don Peabody departed at 8:15 p.m. as he was not eligible to vote on the pending decisions having not attended the associated public hearings held on August 1, 2016 and was not able to regain his right to vote by listening to the audio recordings.

3. **Pending Decision - Mahaiwe, LLC, Norton Grist Mill and Horse Barn, 360 Main Street, Multiple-family Dwelling, Site Plan Review, Conditional Use Review**

Following a continuation of the deliberative session on this pending matter, Peter Garon moved to approve the decision 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.

4. **Pending Decision - William and Lucy Huckabay, 78 South Water Street, Accessory Structure, Setback Waiver under Section 1501.C**

As directed, Zoning Administrator Hawley drafted an affirmative decision approving the application. Steve Rapoport moved to approve the decision 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.

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

As directed, Zoning Administrator Hawley drafted an affirmative decision approving the application. Brent Rakowski moved to approve the decision 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.

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

The minutes to the regular meeting of August 1, 2016 were reviewed and corrected. Jason Farrell moved to approve the minutes as corrected. The motion was seconded by Brent Rakowski with all voting in favor.

Zoning Administrator Hawley reported having recently reviewed the minutes to the meeting of July 11, 2016 and noted there was no record of having approved the minutes to the meeting of June 6, 2016. Peter Garon moved to amend the minutes to the meeting of July 11, 2016 to reflect approval of the minutes of the meeting of June 6, 2016. The motion was seconded by Steve Rapoport with all voting in favor.

7. **Other Business - none**

8. **Adjournment**

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Mel Hawley
Acting Recording Secretary