

**CITY OF VERGENNES
DEVELOPMENT REVIEW BOARD
MINUTES
REGULAR MEETING
MONDAY, OCTOBER 3, 2016**

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

Members Absent: Jason Farrell-Chair

Guests: Kevin Hayes

Present: Zoning Administrator Mel Hawley

The Development Review Board conducted a site visit at the property of Kevin and Jacqueline Hayes located at 122 Green Street at 6:45 p.m. Members present included Vice-Chair Peter Garon, Don Peabody, Brent Rakowski, and Steve Rapoport.

1. **Kevin and Jacqueline Hayes, 122 Green Street, Demolition of Accessory Structure, Setback Waiver for Proposed Accessory Structure**

Kevin Hayes submitted an application involving the demolition of an existing accessory structure and the construction of a new building of the same size on the same building footprint. The property is in the Historic Neighborhood District. Demolition is governed by Sections 1604.F.11 and 1604.F.12 of the zoning and subdivision regulations. The Board spent considerable time reviewing these two sections. Zoning Administrator Hawley reported that it appears that the existing building is less than five feet from the side lot line and would require a setback waiver under Section 1501.C of the regulations. Kevin reported he has a paved driveway to the existing building which is the main reason why he would like to use the existing footprint. He also said the building would be of the same shape regarding roof pitch. He also reported his plan to match the siding to what currently exists. Zoning Administrator Hawley said that a clearer site plan would be helpful in determining a more precise side yard setback when considering the request for a setback waiver. Zoning Administrator Hawley agreed to work with the applicant to see that an accurate site plan is prepared. Kevin said that the existing building is in bad shape and he was hoping to have it torn down and rebuilt before winter. Normally the Board would hold a public hearing in November with a likely decision in December. Members agreed to expedite the process given the condition of the existing building and Don Peabody moved to authorize the scheduling of a public hearing as part of a special meeting to be held on October 17, 2016. The motion was seconded by Tim Cook with all voting in favor.

2. **Pending Decision - First Congregational Church of Vergennes, 30 South Water Street, Enlarge Porch, Site Plan Review (see Section 311)**

As directed, Zoning Administrator Hawley drafted an affirmative decision approving the application. Brent Rakowski moved to approve the decision and authorize Vice-Chair Peter Garon to sign the decision on behalf of the Board. The motion was seconded by Steve Rapoport with all voting in favor except Don Peabody not voting as he was ineligible to vote on this application having not attending the public hearing nor regained his right to vote by listening to the audio recording.

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

The minutes to the regular meeting of September 12, 2016 were reviewed and corrected. Tim Cook moved to approve the minutes as corrected. The motion was seconded by Jason Mullin with all voting in favor.

4. **Other Business - none**

5. **Adjournment**

Vice-Chair Peter Garon adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Mel Hawley
Acting Recording Secretary