

**CITY OF VERGENNES  
DEVELOPMENT REVIEW BOARD  
MINUTES  
REGULAR MEETING  
MONDAY, OCTOBER 5, 2015**

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

Members Absents: Jason Farrell, Jason Mullin

Guests: Austin Barber, Carl Cole

Present: Zoning Administrator Mel Hawley

1. **Review and accept minutes of previous meeting** – deferred

2. **Public Hearing - State of Vermont, Military Department, Vergennes Armory, 37 Monkton Road, Accessory Structure, Site Plan Review (see Section 311)**

Peter Garon read the public notice and swore in Captain Austin Barber representing the applicant and Carl Cole who was present on behalf of his two sons who each own undeveloped lots to the north of the subject property. Captain Austin introduced himself and reported that coordination of the proposed project had been re-assigned to him on behalf of the State of Vermont Military Department. He described the project as a 1,950 square foot cold storage building to be constructed within the existing vehicle compound located at the north end of the property. He said they are under a Federal order to remove the towed artillery that is currently stored in the armory. The proposed building that will house the equipment will be slab on grade. The building will have a standing seam metal roof and the walls will be bronze aluminum. As requested, specifications for all proposed exterior lighting fixtures and a revised site plan containing a corrected schedule of zoning requirements were submitted. Carl Cole asked about whether the existing vegetation on the north and east side of the property would remain. Captain Austin said that all work would be within the existing vehicle compound. The site plan showed no disruption of the existing vegetation. With no further comments or questions, Brent Rakowski moved to close the public hearing and direct Zoning Administrator Hawley to draft an affirmative decision on the application. The motion was seconded by Don Peabody with all voting in favor.

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

The minutes to the regular meeting of September 14, 2015 were reviewed and corrected. Don Peabody moved to approve the minutes as corrected. The motion was seconded by Steve Rapoport with all voting in favor.

4. **Proposed Amendment to the Zoning and Subdivision Regulations**  
The amendments to the zoning and subdivision regulations as proposed by the Planning Commission were reviewed. The Planning Commission held their public hearing on September 27, 2015 and as a result of testimony heard the amendments were modified and have been formally submitted to the City Council. The City Council has set their public hearing for October 27, 2015 in the fire station meeting room and will commence at 7 p.m.
  
5. **Adjournment**  
The meeting adjourned at 8 p.m.

Respectfully submitted,

Mel Hawley  
Acting Recording Secretary