

**CITY OF VERGENNES
DEVELOPMENT REVIEW BOARD
MINUTES
REGULAR MEETING
MONDAY, OCTOBER 6, 2014**

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

Members Absent: Don Peabody

Guests: Susan Burdick, Jeffrey Fritz, Andrew Funcannon, Janet Hall-Mazza, Doug Hawley, Maurice Hebert, Julie Jones, Robert Jones, Lynn Jackson, Rob Keith, Ed Langlois, Diane Lanpher, Joel Miller, Carol Miller, Mike Reiderer, Rebecca Rey, Liz Ryan, Tim Ryan, Bonnie Scott, Carrie Tarte, Carlotta Tippet, Paul Tippet

Present: Zoning Administrator Mel Hawley

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

2. **Public Hearing - Maurice and Jane Hebert (Owner), Boys & Girls Club of Greater Vergennes (Applicant), 75 Main Street, Change Use from One-family Dwelling to Community Center, Site Plan Review, Conditional Use Review**

Jason Farrell read the public notice and swore in the attendees. It was noted that Board member Steve Rapoport had recused himself from participating in light of his claim to have a conflict of interest as a relatively nearby Main Street resident and property owner. Jason reported that the Board conducted a site visit prior to the meeting and concluded that a more accurate site plan is needed. Mel said that the site plan that was submitted indicated that the building is about 42 feet from the north property line but on-the-ground measurements reflected that the building is only about 26 feet from the boundary line. Despite this finding, Jason said the public hearing would proceed knowing that it would likely be continued. Mike Reiderer, Executive Director of the Boys & Girls Club of Greater Vergennes, gave a brief history of the club and explained the many reasons for their plan to purchase the property at 75 Main Street and change its use from a one-family dwelling to a community center. Mike explained that the Board of Directors selected this site given its proximity to Vergennes Union Elementary School and Vergennes Union High School. He also explained the importance of having a much-needed kitchen which they don't currently have. Abutting property owner Janet Hall-Mazza said she had also concluded that there was something wrong with the site plan. She reported having researched the zoning regulations and pointed out that Section 1204.4 required that parking spaces be set back at least twenty-five feet from an abutting property and the plan does not reflect that. She also remarked that the regulations require a place of public assembly to have one off-street parking space for every four patrons or one space for every 300 square feet. She said that the site plan does not reflect sufficient parking spaces. Mel explained that Section 1204.4 does not mandate a setback of twenty-five feet

but allows the Development Review Board to make that requirement. Mel also explained that the applicant has requested a waiver in the number of off-street parking spaces as most of the youngsters that visit the club are not old enough to have an operator's license. Janet said an accident study should be done to show that unsafe situation given the proximity to the intersection of Main Street and Monkton Road. Mike Reiderer reiterated that the reason they chose the site is because students could get to the location without crossing any streets. He said the 20-30 kids arrive almost exclusively on foot. He said there are no school busses involved. He said that a few parents do pick up their kids and will use the proposed off-street parking spaces and turn-around. He said the exit driveway would be designated as "right turn only" for safety reasons. Janet expressed concern about the lighting. Mike said that all exterior fixtures would be residential in nature and would employ motion-sensors. Jason said that cut-sheets are still needed for any new lighting fixtures. Janet said that the John Graham Emergency Shelter to her north and conversion of this property to a Boys & Girls Club would depreciate her property value. She also asked and Mike explained how trash and recycling would be handled given that addition of have meals at the site. Mike said that the club is open to 20-30 kids from 2:30 p.m. to 6:30 p.m. when school is in session. In the summer and during school vacations the club is open from noon to 4 p.m. He said there are two full-time and one part-time staff and there are generally a couple adults or high school volunteers present. Mel said that although the applicant has requested waiver in the number of off-street parking space, he would like a determination of the number of spaces required per the regulations. Mike was requested to provide accurate numbers on square footage for program space, meeting rooms, office space, and storage. Janet said that the site plan shows no buffer along the property line which is needed since vehicle lights that will shine on her property. She felt there should be security fence to keep kids off her property as she was concerned with liability and reiterated the need for some type of screening; either fencing or shrubbery. Mike said that landscaping along the boundary line was not proposed but would work with her on a possible planting scheme. The board discussed continuing the public hearing and the need for a revised site plan. Peter Garon moved to recess the public hearing and reconvene on November 3, 2014 provided a revised site plan is submitted by October 24, 2014 to give interested parties an opportunity for its review prior to the public hearing. The motion was seconded by Brent Rakowski with all voting in favor. Mel said he would try to secure use of the fire station meeting room for the public hearing to better accommodate the attendees.

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

The minutes to the regular meeting of September 8, 2014 were reviewed. Steve Rapoport moved to approve the minutes with the change discussed. The motion was seconded by Peter Garon with all voting in favor.

4. **Adjournment**

The meeting adjourned at 8 p.m.

Respectfully submitted,

Mel Hawley
Acting Recording Secretary