

**CITY OF VERGENNES
DEVELOPMENT REVIEW BOARD
MINUTES
SPECIAL MEETING
MONDAY, OCTOBER 17, 2016**

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

Members Absent: Brent Rakowski

Guests: Kevin Hayes

Present: Zoning Administrator Mel Hawley

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

The minutes to the regular meeting of October 3, 2016 were reviewed and corrected. Steve Rapoport moved to approve the minutes as corrected. The motion was seconded by Don Peabody with all voting in favor.

2. **Public Hearing - Kevin and Jacqueline Hayes, 122 Green Street, Demolition of Accessory Structure, Setback Waiver for Proposed Accessory Structure**

Jason Farrell read the public hearing notice and swore in Kevin Hayes. No abutting property owners were in attendance. The application involves the demolition of an existing accessory structure and the construction of a slightly wider building yet maintaining the current side yard setback of about two feet. Kevin explained the existing building is in disrepair and not structurally sound. He said the new building will have the same style siding. He also said he would like to maintain the current side yard setback so the structure will line up with the existing paved driveway. The application included a request for a side yard setback waiver under Section 1501.C of the zoning and subdivision regulations. The minimum side yard setback in the Historic Neighborhood District is five feet. Demolition in the Historic Neighborhood District is governed by Sections 1604.F.11 and 1604.F.12 of the zoning and subdivision regulations. When asked about lighting, Kevin said that he planned to use the same motion sensor fixture that is currently on the building. Jason Farrell advised that the fixture will need to comply with the performance standards set forth in Section 1403.6 of the zoning and subdivision regulations. With no further testimony, Jason Farrell 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 Steve Rapoport with all voting in favor. Using the template for decisions of the Board, Zoning Administrator produced a draft decision for review. Peter Garon moved to approve the decision in its final form 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.

3. **Other Business**

Zoning Administrator Hawley reported that Mahaiwe, LLC had filed an appeal of the conditions in the recent decision of the Development Review Board involving the property at 360 Main Street.

4. **Adjournment**

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Mel Hawley
Acting Recording Secretary