

I. Call to Order

Members Present: Matt Bacewicz, Chair; Aaron Guyette; David Weissberger; Jordan Matte; Emily Morse

City Staff Present: Eric Vorwald

Guests Present: Jennifer Erwin, Gerald Myers, David Rowles, Shanna Cullinane, Bryn Oakleaf

Call to Order by: Matt Bacewicz Meeting

Start Time: 6:32 PM

Minutes Recorded by: Eric Vorwald

II. Changes to the Agenda

None

III. Public Comment

None

IV. Approve Previous Meeting Minutes

Decision: 4 – 0 – 1

Motion by: Mr. Weissberger

Second: Mr. Matte

Minutes/Notes: Motion to approve the minutes as presented.

V. Public Hearing on Waiver Request – 70 Hall Street

A public hearing on the waiver request for 70 Hall Street was opened at 6:35 PM. Mr. Bacewicz swore in those persons in attendance before providing their testimony. Mr. Vorwald provided an overview of the application and indicated that the DRB was considering the waiver request only as the proposed development was a permitted use in the zoning district. Mr. Vorwald also noted that 70 Hall Street is a pre-existing non-conforming lot and there can be developed under the existing regulations. He also stated that all the other setbacks and lot coverage requirements were being met with the exception of one corner of the proposed building. He further indicated that the reduction being requested was within the standards for consideration of a waiver.

Next, Mr. Myers, representing the applicant, provided an overview of the project. He indicated that the previous house was torn down and they are proposing a two-unit structure with each unit having two bedrooms. He indicated that multiple versions of the plan were proposed, but the one shown was the best option to accommodate the needed parking and the two-unit building. He also indicated that the overall size of the building was the smallest their architect

recommended in order to accommodate a stairwell in each unit.

After Mr. Myers' presentation the DRB members asked questions related to the financing of the project and if a smaller building or single unit dwelling could be feasible. Mr. Myers indicated that a single unit dwelling would not be financially feasibility based on the information he had. The DRB asked several other clarifying questions related to lot coverage, setbacks, and parking.

After Mr. Myers' presentation Mr. Bacewicz invited those in attendance to provide testimony. Ms. Erwin, as an adjacent property owner raised concerns about privacy, proximity to the property boundary, and safety. Ms. Cullinane, as an adjacent property owner offered testimony regarding privacy and proximity to the property boundaries. She also had questions about the parking. Mr. Rowles, as an adjacent property owner offered concerns about runoff and stormwater entering his property.

After this, Mr. Myers was offered an opportunity to respond. He provided additional detail on grading and drainage for the parking area and for the roofs. He also stated that they would take measures to ensure runoff was directed away from the adjacent properties. With no other questions or testimony, Mr. Guyette made a motion that was seconded by Mr. Weissberger to close the hearing. The hearing was closed at 7:06 PM.

VI. City Updates

Mr. Vorwald provided information on recent appeals and other cases that were before the DRB. He indicated that the appeal of 401 Main Street was denied by the Environmental Division of the Vermont Superior Court and that the variance request for 4 Winooski Falls Way as appealed to the Environmental Division of the Vermont Superior Court. Mr. Vorwald also provided an update on the status of the permit for 101 Main Street and stated that the zoning permit has expired.

VII. Other Business

Mr. Vorwald requested that the May meeting be cancelled. The members were in agreement.

VIII. Adjourn

Motion by: Mr. Guyette

Second: Mr. Matte

Meeting End Time: 7:12 PM