

**I. Call to Order**

Members Present: Doug Johnson, Chair; Aaron Guyette; Matt Bacewicz; David Weissberger

City Staff Present: Eric Vorwald

Guests Present: Greg Rabideau, Samantha Dunn, William Dunn, Jerry Thornton, Tim Feeney, Jennifer Barnett, John McCooey, Rick LeClair, Sharon Zukowski, Karl Marchessault

Call to Order by: Doug Johnson at 6:32pm

Minutes Recorded by: Eric Vorwald

**II. Changes to the Agenda**

Mr. Johnson noted that deliberations on both hearings would occur following Item VIII in a closed session and then the DRB would adjourn.

**III. Public Comment**

None

**IV. Approve Previous Meeting Minutes**

Motion by: David Second: Matt Decision: 4 – 0

**V. Public Hearing – Conditional Use Review for 276 East Allen Street**

Mr. Johnson opened a hearing at 6:37pm to take testimony on the conditional use approval for 276 East Allen Street. Greg Rabideau, representing the applicant provided an overview of the project noting that they wanted to use the existing office building for an educational facility. Specifically, the proposal is to relocate the Belvedere School from Essex Junction to Winooski. He noted the renovations would only be interior and no exterior changes to the building are being proposed. There would be exterior amenities provided for activity space but no other changes were proposed. Tim Feeney provided an overview of the operations of the school noting that there would be a maximum of 30 students and they are typically at the school from 7:30am until 2:30pm. The DRB members asked questions related to lighting; recreation space; ADA accessibility; parking for staff or students; and possible conflicts with truck activity related to the other uses on the site. Following this discussion Mr. Johnson asked for any other comments or testimony from those present. With no other testimony offered, the hearing on this matter was closed at 7:04pm.

**VI. Public Hearing – Appeal of Zoning Administrator Decision – 107 West Spring Street**

Mr. Johnson opened a hearing on the appeal of a decision of the Zoning Administrator for 107 West Spring Street at 7:05pm. Sharon Zukowski presented information related to her appeal of the permit noting that while she did not have an issue with the project, she was concerned about the stormwater runoff from the property onto her property, which is directly adjacent. Specifically, she referenced several catch basins on the property that

were not functioning or covered over. The DRB took additional testimony from Ms. Zukowski and she provided pictures that were entered into evidence (Exhibit M) of the catch basins along the property. Next, Mr. Marchessault provided testimony as the project engineer related to the reduction in lot coverage and other impervious surfaces with the redevelopment of the project. He noted that stormwater would be directed to the rear of the property and that additional green space would be created to assist in infiltration, which should reduce the amount of runoff impacting the adjacent property. Mr. LeClair also provided information about the development and how the buildings would be designed including directing roof runoff from the new structure to the rear (north) of the property. He also noted that silt fencing would be installed during the construction to help address issues with runoff. Following this discussion, Mr. Johnson asked for any other testimony on the matter. With no other testimony offered, the hearing was closed at 7:47pm.

#### **VII. City Updates**

Mr. Vorwald provided an update of the previous decision related to Main & Mansion regarding follow-ups to the decision of the DRB.

#### **VIII. Other Business**

Mr. Vorwald noted that the deadline for the August DRB meeting July 19th. It was decided that if no items were received by the deadline that the meeting would be cancelled.

#### **IX. Adjourn**

Motion by: Matt

Second: David

Time: 8:45pm