

I. Call to Order

Members Present: Kevin Lumpkin, Chair; Matt Bacewicz, Vice-Chair; Aaron Guyette; David Weissberger; Elsie Goodrich; Kaitlin Hayes

City Staff Present: Eric Vorwald

Guests Present: Greg Dixon, Conner Duffy, Andrew Gill, Herb Sinkinson

Call to Order by: Kevin Lumpkin

Meeting Start Time: 6:31 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. Guyett

Second: Ms. Goodrich

Minutes/Notes: Motion to approve minutes as presented. Mr. Lumpkin abstained.

V. Conditional Use Review – 62 Union Street

Mr. Lumpkin opened a hearing at 6:35pm to take testimony on the conditional use request for a detached cottage at 62 Union Street. Mr. Lumpkin began by swearing in those members of the public that were present and on-line that intended to provide testimony. Following this, Mr. Dixon provided an overview of the application indicated that the intent was to remove an existing garage and develop a detached cottage that would utilize the slab from the garage. Because of this, the applicant was also requesting a waiver to the setbacks to allow reuse of the slab as it is currently located within both the side and rear setbacks on the property. In addition, Mr. Duffy and Mr. Gill provided information on the costs associated with removing and replacing the existing slab.

Mr. Lumpkin followed up regarding the provisions before the Development Review Board to accommodate a waiver. Specifically, he asked the applicant to provide additional information on why there was no reasonable option to develop a detached cottage without using the existing slab. The primary explanation that was offered was related to the cost to remove and replace

the slab, and that the slab was, to the extent they were aware, in good condition and could be reused.

Following this discussion, the DRB asked additional questions related to the height of the proposed cottage, concerns about trees near the existing structure, and clarification on the waiver in relation to this being a pre-existing non-conforming lot. There were also questions about the need to widen the driveway and what that might do to the existing vegetation. Mr. Dixon indicated that he reached out to the City's emergency service providers about the width of the driveway, but had not heard anything in response to his request.

Following discussion between the Board and the applicant, Mr. Lumpkin opened the floor to public comment. Mr. Sinkinson provided comments and concerns related to the location of the proposed cottage in relation to his property at 69 Maple Street. He also provided comments related to water in his basement and indicated it was a result of the development of the garage in the 1990's. He also raised concerns about fires related to the location of the proposed cottage and how it might impact his dwelling, which is located approximately ten feet from the property boundary.

After additional discussions between the applicant, Mr. Sinkinson, and the Board, there was general agreement to have Mr. Gill and Mr. Sinkinson discuss options for development of the cottage that would reduce the impacts to Mr. Sinkinson's property. There was general agreement that one additional month would provide sufficient time to review options and get estimates for a new foundation in a new location. With that, Mr. Guyette made a motion to continue the public hearing on the conditional use and waiver requests for 62 Union Street at their regular meeting on May 19th beginning at 6:30pm. Mr. Weissberger seconded the motion. All were in favor.

VI. Discussion of DRB Organization and Membership Roles

Mr. Vorwald provided an overview of discussions that have been on-going related to membership and possible changes with Mr. Lumpkin stepping back from being the Chair at the end of the current term. Ms. Goodrich indicated interest in be elevated to a full member, from an alternate, and the Board generally agreed to discuss the executive structure when they reorganize after appointments and reappointments by City Council.

VII. Other Business

Mr. Vorwald provided an update on the status of several appeals that were making their way through the courts and other items that had been before the Development Review Board. Mr. Vorwald also provided an update on staffing at City Hall indicating that a new Human Resources Manager (Jesse Acri) has been hired and that the new City Manager (Elaine Wang) begins on May 16th. In the interim, Jon Rauscher will act as the City manager

VIII. City Updates

Mr. Vorwald indicated that the next meeting would be on May 19th beginning at 6:30pm.

IX. Adjourn

Motion by: Mr. Guyette

Second: Ms. Goodrich

Meeting End Time: 8:30pm