

I. Call to Order

Members Present: Harland Miller, Vice-Chair; Elsie Goodrich, Secretary; Aaron Guyette; David Weissberger; Jordan Matte; Emily Morse

City Staff Present: Eric Vorwald

Guests Present: Greg Dixon, Eric Paquette, Monica Paquette, Steph Hardesty, Jane Ransom, Jason Burds

Call to Order by: Harland Miller

Meeting Start Time: 6:30 PM

Minutes Recorded by: Eric Vorwald

II. Changes to the Agenda

None

III. Public Comment

None

IV. Approve Previous Meeting Minutes

Decision: 3 – 0 – 2

Motion by: Mr. Weissberger

Second: Mr. Matte

Mr. Weissberger made a motion to approve the minutes as presented. Mr. Matte seconded. All were in favor with Mr. Miller and Ms. Goodrich abstaining as they were not in attendance for the April 20, 2023 meeting.

V. Public Hearing on Planned Unit Development & Waiver Request – 205 West Allen Street – Preliminary Plan Review

Mr. Miller opened a public hearing on the request for the Planned Unit Development (PUD) at 205 West Allen Street at 6:35 pm. Mr. Vorwald provided an introduction and overview of the project, including the review that was previously done by the DRB in November of 2022. Mr. Vorwald refreshed the DRB on the items that were included in the sketch plan review, including the request for a dimensional waiver to allow the existing dwelling to remain. Mr. Vorwald also noted that the applicant was now requesting an additional waiver to the rear yard setback to accommodate the project. He also informed the DRB and the persons in attendance that this was only a preliminary plan and that the applicant would need to submit a final plan as well for consideration.

Following Mr. Vorwald's introduction, Mr. Dixon, representing the applicant provided an overview of the project. He noted that, following a formal boundary survey, the overall size of the lot was less than originally thought. He indicated that the railroad property at the rear was more extensive as well, which was why the additional waiver was being sought. Mr. Dixon also provided information on the potential ownership structure for the project and indicated that the applicant was considering make this a condominium to allow for the sale of the individual dwellings. Mr. Dixon also provided information on the relocated driveway, parking, lot coverage, stormwater, screening, and historic preservation questions.

Following a discussion with the DRB members, Mr. Miller opened the meeting to questions or comments from the public. Steph Hardesty had questions about the timing of the project and was pleased to hear that this would not be a multiunit development. She also had additional questions about the condominium proposal and if that would impact the type of dwelling that was proposed. Jane Ransom also had questions about the property boundary and the possible impacts of a strip of land between the two driveways. Mr. Dixon provided information the property boundary and indicated that a fence would be installed to create additional buffering with Ms. Ransom's property.

After this discussion Mr. Miller asked for any additional comments or questions from the public or from the DRB. No additional questions or comments were offered. With that, the hearing was closed at 7:25pm.

VI. City Updates

Mr. Vorwald indicated that the City Offices would be closed on June 19th in observance of the Juneteenth Holiday. He also reminded the members that the City Council would be making appointments and reappointments to the various boards and commissions at their regular meeting on June 20th. He stated that the members did not need to attend the meeting.

VII. Other Business

Mr. Vorwald reminded the members that the next meeting was scheduled for July 20th and that it was anticipated that there would be an application to review.

VIII. Adjourn

Motion by: Mr. Weissberger

Second: Ms. Morse

Meeting End Time: 7:30 PM