

I. Call to Order

Members Present: Matt Bacewicz, Chair; Harland Miller, Secretary; Aaron Guyette; David Weissberger; Elsie Goodrich; Jordan Matte

City Staff Present: Eric Vorwald

Guests Present: Kit Antinozzi, Gail Henderson-King, Steven Antinozzi, Tom Getz, Tyler Salisford, Alecia Morse, Jamil Handy, Nathan Dagesse, Joe Gamache, John Payne, Andy Miller

Call to Order by: Matt Bacewicz

Meeting Start Time: 6:32 PM

Minutes Recorded by: Eric Vorwald

II. Changes to the Agenda

Mr. Vorwald introduced Mr. Matte as the newest member of the Development Review Board.

III. Public Comment

None

IV. Approve Previous Meeting Minutes

Decision: 4 – 0 – 1

Motion by: Mr. Miller

Second: Mr. Guyette

Mr. Vorwald noted one change that was identified by Mr. Weissberger. Mr. Miller made a motion that was seconded by Mr. Guyette to approve the August 18, 2022 minutes with the change noted. Ms. Goodrich abstained.

V. Public Hearing on Preliminary/Final Subdivision – 262 North Street

The hearing on this matter was opened at 6:38 PM. Mr. Bacewicz swore in those members of the public interested in providing testimony on this matter. Following this, Mr. Vorwald provided an overview of the application and indicated that this project was previously before the DRB as a sketch plan. With that, Ms. Henderson-King presented the project for the two-lot subdivision at 262 North Street. She reviewed the comments from the DRB on the sketch plan and indicated that the one outstanding item was the addressing of the property. She noted that the address returned would be 258 North Street. No specific questions or concerns were identified related to this item and no members of the public were present to provide testimony. With that, Mr. Bacewicz thanked the applicant and closed the hearing at 6:43 PM.

VI. Public Hearing on Condition Use Request – 157 West Allen Street

The hearing on this matter was opened at 6:45 PM. Mr. Bacewicz swore in those members of the public interested in providing testimony on this matter. Mr. Vorwald provided an overview of the application and indicated that this was a conditional use request to establish a dwelling unit in an existing garage. He added that this was coming forward as a change of use and since the garage currently exists, but still requires conditional use approval. Mr. Vorwald also provided an update on the application indicating that the scope had been revised to eliminate the second floor of the proposal due to the limited ceiling height for living space.

Following this introduction, Mr. Handy introduced the project including details on parking, living space, and other aspects of the project. The members asked about lot coverage and if there was any ability to remove pavement since the lot is currently non-conforming related to lot coverage. Additional discussion was had related to parking, snow removal, and screening against adjacent properties. Mr. Bacewicz invited any members of the public in attendance to speak on the matter. No public testimony was offered. With that, Mr. Bacewicz closed the hearing on this matter at 6:58 PM.

VII. Public Hearing on Variance Request – 101 Main Street (Including 109 Main Street)

The hearing on this matter was opened at 6:58 PM. Mr. Bacewicz swore in those members of the public interested in providing testimony on this matter. Mr. Weissberger indicated that he had a conflict of interest as his current employer is the architect of record for the project and therefore he would be recusing himself from the discussion. Mr. Weissberger excused himself from the table and sat with the audience. Mr. Vorwald provided a brief overview of the history of the permit that was issued for the project. Following this, Mr. Getz and Mr. Dagesse gave an overview of the specific project including the intention of adding more affordable units. Messrs. Getz and Dagesse provided additional information on their variance request indicating that a change in the regulations will no longer allow the existing project to be approved if the permit expires. Mr. Vorwald provided additional context related to the changes that were made the form-based code that would impact this specific project.

Following this information, Mr. Bacewicz invited members of the public to provide testimony. Mr. Gamache reviewed information from the Vermont Supreme Court related to variances. He indicated that in his opinion as an attorney, this project would not qualify for the strict requirements of a variance. He provided additional information about the request including the time that has elapsed since the permit was issued.

Next, Mr. Payne requested information related to the existing structures and if there were protections in place. Mr. Vorwald indicated that the approved project includes the removal of the existing buildings. He further indicated that the City does not currently have protections in place for historic resources. With no additional testimony offered, Mr. Bacewicz thanked those in attendance. With that, the hearing was closed at 7:41 PM.

VIII. Election of Officers – Vice-Chair

Decision: 5 – 0

Motion by: Mr. Weissberger

Second: Mr. Guyette

Mr. Vorwald provided an overview and stated that the Chair and Secretary were elected at the previous meeting. He further indicated that Mr. Miller, as the secretary, was willing to take the position of Vice Chair if someone else was interested in being the secretary. Ms. Goodrich

expressed interest in this position. Mr. Weissberger made a motion that was seconded by Mr. Guyette to elect Mr. Miller as the Vice Chair and Ms. Goodrich as the Secretary. All were in favor.

IX. City Updates

No specific updates were provided.

X. Other Business

Mr. Vorwald noted the next meeting would be on October 20th if necessary.

XI. Adjourn

Motion by: Mr. Miller

Second: Mr. Weissberger

Meeting End Time: 7:47 PM