

**WATERBURY DEVELOPMENT REVIEW BOARD**  
**General Minutes—October 16, 2019**

Board members present: David Frothingham (Chair), Dave Rogers, Tom Kinley, Bud Wilson, Andrew Strniste, and Alex Tolstoi. Staff present: Dina Bookmyer-Baker (ZA) and Patti Martin (Secretary).

Dave Frothingham, Chair, opened the meeting at 6:30 p.m. in the Steele Community room in the Municipal Center, 28 North Main Street, Waterbury, VT. The meeting was audio recorded. The agenda was approved.

- 1) **#096-19: Jud Hudson** (applicant), **Yao Alate, Kekeli LLC** (owner/applicant)  
Site Plan, Conditional Use, Setback Waiver, and Special Flood Hazard Area review to construct a new commercial accessory structure for vehicle repair and service at 150 South Main Street. (VNC/SFHA zoning/overlay districts)

Present and Sworn in:

Yao Alate, owner/applicant  
Jud Hudson, Consultant for applicant  
Francis Trask, adjacent landowner  
Kathryn Grace, neighbor  
Whitney Aldrich, resident

Testimony:

- The application was not complete; therefore, the Board noted it would take testimony and then continue the hearing.
- The consultant said that the entire deck will be removed from the back of the building.
- The proposed accessory structure is proposed to be 49-feet in length and 28-feet deep.
- Parking requirements and space available for parking was discussed (owner has not discussed proposed off-site parking with owner of neighboring property).
- The parking is a concern. There are problems with the parking layout as presented.
- A 3-bay garage for vehicle service and repair, with an office, is proposed with a maximum of 4 employees.
- The lot is not large enough for 2 primary structures; therefore, the proposal must be for an accessory structure and use.
- The Board recommended that the Applicant consider an attached structure that meets the setbacks.
- Kathy Grace expressed a concern about the runoff from storms that affects her property at 144 S. Main Street. Excess water running (over-land) toward the ditch behind her property causes water issues in her yard. Ms. Grace questions if the drainage is adequate in this area.
- Mr. Trask has concerns about runoff from the building and properly storing contaminants. If the building or its adjacent grade will be raised to protect it from flood hazard, then that will direct more water to the neighboring properties, creating damage and drainage issues there.
- Hours of operation and who is proposed to run the shop was discussed.
- Another resident expressed environmental concerns for the area, particularly if there is a flood, due to the hazardous materials used in a typical vehicle repair shop.
- Noise pollution is also a concern. Vehicle service and repair shops are noisy by nature.

At 7:40 the Board continued the hearing review to January 8, 2020 at 6:30 p.m.

- 2) **#076-19: Crescent Ridge Development LLC / Eric Morris** (applicant), and **Laurie & Dan Brady** (owner). After-the-fact setback waiver request and Ridgeline review for an existing dwelling and deck addition at 1045 Ring Road, Waterbury Center, VT. (CNS/RHS zoning/overlay districts) —*continued from 8/7 & 9/18 (no review), & 10/16 (no review); Applicant requests to be continued to 12/18/2019.*

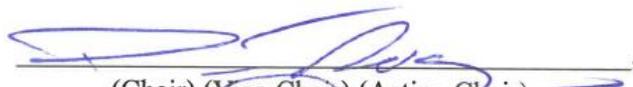
The Board continued the application, without review, to December 18, 2019 at 6:30 p.m.

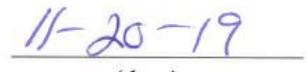
3) **Agenda items as scheduled by the Chair:**

- Review minutes and decisions from the previous meeting:  
Tom Kinley moved, and Alex Tolstoi seconded the motion, to approve the general minutes of October 2, 2019, as amended.

**Vote:** Motion approved: 6–0.

**Adjournment:** There being no other business, the meeting was adjourned at 8 p.m.

  
\_\_\_\_\_  
(Chair) (Vice-Chair) (Acting Chair)  
David Rogers

  
\_\_\_\_\_  
(date)

These minutes were approved: November 20, 2019.

**Notice of upcoming meetings:**

*(No applications scheduled, so no meeting on Wednesday, November 6, 2019)*

Wednesday, November 20, 2019, 6:30 p.m.

Wednesday, December 4, 2019, 6:30 p.m.