

WATERBURY DEVELOPMENT REVIEW BOARD
Unapproved General Minutes—March 15, 2023

Attending: Board members present: David Frothingham (co-chair), Harry Shepard, Bud Wilson, George Lester

Staff: Neal Leitner (Asst. Planning & Zoning Administrator), Steve Lotspeich (Planning & Zoning Director)

David Frothingham, Chair, opened the public meeting at 6:30 p.m. and made the following introductory remarks: Applicants should have one spokesperson. Staff will give an overview of the project. The Applicant/Spokesperson will present any new information to the Board. The DRB members will ask questions, followed by staff questions and comments. The hearing will then be opened to the public for comments and questions. Note that the DRB is a seven-member Board, seven members are present; an approval requires at least four votes in the affirmative. If you wish you can continue your hearing to a later date, when more members may be in attendance.

1) #114-22: Nelson Riley III/ Nelson Riley IV (owner/applicant)

Continuation of Conditional Use & Site Plan review for a multi-family P.U.D. development of 50 two-bedroom units with 10 buildings each containing 4 to 6 dwelling units located at Parcel #100-5575 Waterbury-Stowe Road, near the intersection of Spruce Haven Rd and Route 100. (RT100/CNS)

The public hearing was continued at 6:35 p.m.

Present and sworn in: Nelson Riley III (owner/applicant), Nelson Riley IV (owner/applicant), Carolyn Ritter, John Ritter, Sheryl Stancliffe, Barbara Blauvelt, Whitney Blauvelt, Ann Stone, Grant Eckfeldt, Kane Sweeney, Jane Brown, Amy Marshall-Carney, Michael Carney, Chila Russell, Rob Buck, Lisa Scagliotti, Billy Vigdor (Chair, Waterbury Conservation Commission), Douglas Brown, Sally Kulis, Troy Morton, Tom Murphy, Bill Whitehair, Izzi Keiser, Kelley Spear, Terry Spear, Peter Hack, Jenny Barber, Kym & Larry Asam, Layne Darfler, Dennis Kramer, Joll Chase, Pegeen Mulhern, Duane Farling, Kevin Rogers, Leighton Detora, Margaret Tietje, Brooke Dingedine (attorney for Waterbury-Stowe Fish & Game Club), Emily & Nicholas Aswad, Ames Robb, Kendra Cyr, Donald Duquette, Barbara Gameroff, Nat Fish, Leah Licari, Lindsey Brand, Chris Brown, Alan Thorndike, Tammy Gresham, Tyler Austin, George McCain, George Bambara, Steve James, Cassandra James, Kathryn Carter, Silas Power

The applicants/owners gave a brief update on the status of their application. They said that they met with the Waterbury Conservation Commission to discuss wildlife issues and the Shutesville wildlife corridor. The need for a wildlife study of the site was discussed. No additional application materials were presented since they were not submitted prior to the meeting in time for review by the DRB members and the public.

At 7:35 p.m. the hearing was continued to April 5, 2023 at 6:30 p.m.

2) #008-23: Engle & Kramer/Adams (owner/applicant)

Conditional Use and Site Plan review for a 75 sq. ft. kitchen addition within the front yard setback at 4 Ellinwood Avenue. (VR)

The public hearing was opened at 7:40 p.m.

Sworn in:

Chuck Adams, Lilly Engle, Dennis Kramer, Layne Darfler

It was noted that the garage that was previously approved is closer to the street than the proposed addition.

The hearing was closed at 7:50 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

3) Other Business

MOTION:

Harry Shepard moved and Bud Wilson seconded the motion to approve the written decisions for applications #002-23 and #003-23, and the general minutes of 2-15-23, as amended.

VOTE: The motion was approved 4 – 0.

Adjournment: There being no other business, the meeting was adjourned at 8:10 p.m.

Approved: _____ Date: _____
David Frothingham III, Chair

Next Meeting:

Wednesday, April 5, 2023