

Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Draft Meeting Minutes
Tuesday, April 28, 2009

- 1. CALL TO ORDER:** Brian Shupe, Chair, called the meeting to order at 7:00pm at the Waitsfield Town Office.

MEMBERS PRESENT: Brian Shupe (Chair), John Donaldson, Eleanor D'Aponte, and Chris Cook.

MEMBERS ABSENT: Gib Geiger and Mike Kingsbury.

STAFF PRESENT: Vickie Trihy, Planning and Zoning Administrator

APPLICANTS AND THEIR REPRESENTATIVES: None present.

INTERESTED PARTIES: None present.

OTHERS PRESENT: Nancy Myrto, Minutes Taker.

- 2. Reconvene Application #3221, Stephen Zonies for addition to Valley Dental building.**

Applicant proposes to use addition for offices, a consultation room, and storage. The property is located at 138 Fiddler's Green and is identified as parcel #99177.000 in the Irasville Village District (§2.03).

Mr. Shupe asked if the application could be conditioned based on all the representations. Ms. D'Aponte clarified that the dimensions could be called out in the conditions. Mr. Shupe replied noting that the condition would call for dimensions relative to 50% of the two existing single story sections. Mr. Shupe noted another condition would be to move the existing shed as noted on the site plans, and also removing the boat. Ms. Cook asked if the boat could be included as it is a vehicle. Ms. Trihy said that the condition she wrote reads "Items that are too large for the storage shed shall be stored on the southeast side of the parking lot rather than in the front yard adjacent to the road". Mr. Donaldson asked if the additional parking spaces indicated are required. Mr. Shupe responded that because the number of parking spaces depends on the number of primary care positions, the additional spaces are not necessary, but there was also a parking problem identified in the area and Mr. Zonies agreed to extend the parking lot. Mr. Zonies will, in order to extend the parking lot, move the dumpsters and preserve the two trees, one at the end of the parking lot and one immediately in front of the new addition. Should the tree immediately in front of the new addition be damaged or killed, Mr. Zonies will replace the tree.

Mr. Shupe noted that another representation would be that the addition needs to be dry, because documentation with regard to septic capacity was not presented. He also asked that Mr. Zonies confirm the setbacks as there are discrepancies on the submitted plans.

Ms. D'Aponte moved to close the hearing at 7:30 p.m. Mr. Donaldson seconded. There was no discussion. All members voted in favor.

3. **APPROVAL OF MINUTES:** Ms. Cook moved to approve the minutes of the April 14, 2009 meeting with a correction in the second paragraph on page two to note that Mr. Kingsbury pointed out that the standard decibel level for a home business is audible at the property line. Mr. Donaldson seconded. There was no discussion. All members voted in favor.
4. **OTHER BUSINESS:** Mr. Shupe noted the next meeting is scheduled for May 12. He further stated that one of the items would be the kennel and the response to the DRB's question that as a multi family structure is it an appropriate home business which is defined as an accessory to a single family dwelling.

Ms. Trihy noted that the Jarecki application will be revisited at the May 12 meeting as well as Mr. Grosby's application regarding an apartment in the limited business district.

Mr. Shupe noted that an organizational meeting should also be scheduled in the month of May.

Ms. Trihy noted that Joshua Schwartz has arranged for the DRB to participate in the Storm Water Plan Evaluation training and a date needs to be set. Mr. Shupe said that Mr. Schwartz is doing a three town training and wants to offer subjects that are of interest and applicable to each town. He also noted his preference in having the training at a regular meeting. Ms. Trihy asked if any members knew any time they may be away and unable to attend a meeting. Ms. D'Aponte responded that she would be away June 9 through June 23. Mr. Shupe asked to schedule the training for the second meeting in May due to the currently low volume of applications.

Ms. Trihy said that she was asked if an additional sign could be added at the Bridge Street Market Place. Mr. Shupe agreed to discuss the situation with Ms. Trihy at a later time.

5. **ADJOURNMENT.** The meeting adjourned at 7:40 p.m. and the Board went into deliberative session.

Respectfully submitted,
Nancy Myrto