

DEVELOPMENT REVIEW BOARD

MEETING AGENDA

Monday, April 14, 2025

6:00 p.m. - Hybrid Meeting

Join Zoom Meeting

Development Review Board Zoom Link – April 14, 2025

Meeting ID: 960 3551 7223

Passcode: 153190

MEMBERS PRESENT:

George Tucker, Chairman

Phil Carter (Zoom)

Doug Sheehan

John Boehrer (Zoom)

Julie Nicoll

STAFF PRESENT:

Rose Goings

Jarrold Jowdy

OTHERS PRESENT:

Eric Alden

Lisha Klaiber

Noah Schmidt

Scott Baitz

Nadine Lynch

Sherry Tucker

Bill Faraday

Nicholas Nitschke

John Watanabe

I. CALL TO ORDER - Roll Call

1. George Tucker, Chair, opened the meeting at 6:05 p.m., all members present.

II. OPEN THE RECESSED PUBLIC HEARING FOR SHAW'S SUPERMARKET

1. George Tucker advised that this application is for the recessed hearing for Shaw' Supermarkets for further evidence regarding the addition of Mart-Carts and Flood-proofing status. This hearing is Application # 88-221-CU/FHR and has been recessed from the meetings held on 12/18/23, 1/22/2024, 2/12/24, 3/11/24, 4/8/24, 6/10/24, 8/12/24 and 9/23/2024, 12/9/2024, January 13, 2025 and February 10,2025 and March 10, 2025. He asked if anyone from Shaw's was present to speak.
2. George Tucker, Jr. reminded all who had spoken at a previous meeting that they are still under oath.
3. Bill Faraday said that since their last meeting, all of the flood barriers and gates have arrived and been installed, except that they are finishing one in the front. By Wednesday, all will be functioning. They will be painting and waterproofing this week and next. By the end of next week, they will be 100% finished.
4. George Tucker, Jr. confirmed that by the end of next week, the entire project, Flood proofing will be done.
5. Bill Faraday said yes.
6. George Tucker, Jr. asked about the flood certificate.

7. Nicholas Nitschke said it is a form that they have. It will certify the height of the flood barriers – which they are above Base Flood Elevation. He said he will go out and inspect, then he will sign the certificate. He will update the manuals – instructions and implementation and then will submit it to the DRB.
8. George Tucker, Jr. asked about the Elevation Certificate.
9. Nicholas Nitschke said it will be part of the package submitted to the DRB.
10. George Tucker, Jr. said that the DRB’s next meeting is May 12, 2025. Will everything be done?
11. Nicholas Nitschke said “Absolutely.” They are shooting for the end of April.
12. Doug Sheehan asked if the State will come.
13. Nicholas Nitschke said no. The design has been approved by the State and we sign the Certificate
14. **MOTION by George Tucker, Jr. and seconded by Doug Sheehan to recess this hearing to the May meeting.**
15. Bill Faraday asked about signage.
16. George Tucker, Jr. said that at the last meeting, we asked for more information about square footage.
17. Jarrod Jowdy said that signage is a separate application. He has spoken with and will contact Nadine Lynch tomorrow.
18. **Motion passed unanimously.**

III. OPEN THE PUBLIC HEARINGS FOR WINTERPLACE COA

- **101 WHITE LOOP UNIT H302**
- **64 FOWLER ROAD UNIT Q303**

1. George Tucker advised that this is an application to amend a Planned Unit Development to convert attic space into a bonus room. The project is located in the Mountain Recreation District. He said the applicant has submitted to the Planning and Zoning office documents 001 through 0026
2. Jarrod Jowdy advised that this is Application 081-94-PRD, AMD # 20. Posted in the Town Hall bulletin boards on March 12, 2025 and the Post Office Bulletin Board and on the website March 19, 2025, advertised in THE VERMONT JOURNAL on March 19, 2025 and abutting property owners were notified on March 28, 2025. Letters have been received from Police, Ambulance and Fire Departments.
3. George Tucker administered the oath to John Watanabe.
4. John Watanabe explained that this is a continuation of where we left off. There are 75 units eligible for this and 25 are done. The COA puts out an offer to the eligible owners and the COA submits the application. There are 2 units that want to convert attic space into bonus rooms. They will be the same as previous projects. There will not be any plumbing and they will not be used as bedrooms.
5. George Tucker asked if these 2 will be consistent with the other units, previously done. He added that Chief Whalen has submitted a new letter and the only change is in bullet #1 –
 - The ~~building-~~ unit shall be completely sprinklered....
6. Phil Carter asked what was meant by if the unit qualified
7. John Watanabe said that the units that qualify are only ones located on the top level with existing lofts.
8. John Boehrer clarified that the units are already sprinklered.
9. John Watanabe said yes.
10. George Tucker, Jr. asked if they would comply with all of the conditions set in the letters from the departments
11. John Watanabe said yes.
12. Doug Sheehan asked if they have egress windows.
13. John Watanabe said not all will have them, but wherever possible, we force them to put in windows.
14. George Tucker, Jr. confirmed that the space would not be used as bedrooms or bathrooms.

15. John Watanabe said correct.
16. Phil Carter said there is no mechanism – down the road – to see if they are used as bedrooms.
17. John Watanabe said the spaces are usually used as playrooms for the children and they are not usually rental units. He said that he hasn't seen any used as bedrooms.
18. John Boehrer asked the square footage added.
19. John Watanabe said best case – 450 square feet and worst case 250 square feet. **MOTION by George Tucker, Jr. and seconded by Julie Nicoll to close this hearing. Motion passed unanimously.**

IV. MINUTES -

1. George Tucker, Jr. said that the minutes from the meeting of February 10, 2025 had been tabled until the April meeting, but was not included on the agenda.
2. Minutes from the March 10, 2025 meeting.
 - a. There were no comments
 - b. **MOTION by John Boehrer and seconded by Doug Sheehan to approve the minutes from the March 10, 2025 meeting as presented. Motion passed unanimously.**

V. OTHER BUSINESS

1. George Tucker, Jr. said the board would review weekly letters from the Mill as a condition of the MOU and also the Judgment from the Environmental Court regarding 3 Gill Terrace. It was remanded back to the DRB for corrections to site grade and Building Height.

VI. ADJOURN

1. **MOTION by George Tucker, Jr. and seconded by Doug Sheehan to adjourn. Motion passed unanimously.**
2. Meeting adjourned at 6:22 p.m.

Respectfully submitted,

Lisha Klaiber

George Tucker, Jr., Chairman

Julie Nicoll

John Boehrer

Doug Sheehan

Phil Carter