

**Minutes of the Development Review Board**

Meeting Date:            May 6, 2013      Called To Order At: 6:30 pm

| <b>Member</b> | Present | Recused | Absent | <b>Member</b>    | Present | Recused | Absent |
|---------------|---------|---------|--------|------------------|---------|---------|--------|
| Megan Manahan | x       |         |        | Heather Fontaine | x       |         |        |
| Dustin Degree | x       |         |        | Rebecca Pfeiffer | x       |         |        |
| Michael Walsh | x       |         |        | Owen Manahan     | x       |         |        |

**Pledge of Allegiance**

**Consideration of Cases**

**A. Hearing on the Application of:**

- 1. Case 2013-012 – The Connor Group, LLP. 13 Maiden Lane/Parcel #14,056,013.**  
Applicant requests a coordinated review for a conditional use (clinic/medical facility) and a major site plan approval. The property is located in the Business-1 (B-1) District.

The hearing opened at 6:31pm. Owen Manahan recused himself. The Acting Zoning Administrator read the staff report into record. Mike (Fred, Steve & John) Connor presented the new physical changes to the board:

- No shutters – feels it looks better without the shutters
- No brick
- Increased setback to 10’ on east side
- Reduced depth by 10’ and length by 10’
- From the library 20’
- Reduced sq footage by 2,000
- Dumpster will remain in the same area
- 37 parking spaces to the east, 10 on Maiden Lane
- Will be paved and plowed with the snow being exported
- Elevations were discussed and how it affects the windows/building

**Public Comment:**

- Chris Dermody – acting as a resource in case of questions regarding DAB letter
- David Barber – why is there limited construction being done. If the building does get demo’d then he would like to see shutters on the new building.
- Rene Delaricheliere – supports project
- Becky Manahan – supports project
- Barbara Weinstein – passed out a sheet showing information regarding the Owls Club. Obtained information from a historic book found in the Lister’s Office.
- Ann Levy – wants the original brick structure to remain – concerned with open windows and the elements wreaking more havoc on the inside of the building
- Peter Ford – feels that Article 7 section 806 8.e. has not been met. Against project and feels it is an inappropriate building for the area.

- Evelyn Martin – does not support project.
- Jeff Bean – concerned with the privatization of the right-of-way space
- Tom Hungerford – feels building is beyond repair – supports project.
- Bill Sawyer – concerned with a fuel or oil tank that might possible still be there
- Sue Prent – shares same concerns as others. Does not want to see it knocked down, concerned about traffic and feels an architect that specializes in preservation work should be analyzing the building and submitting a report.
- Bill Simmons – animal issue in the old building...supports project.
- Ryan Doyle – thanked the Connors. Thinks the building will look good because it's new, more presentable.
- Mike Curtis – talked about the regulations/demo, parking, historical, the cost of demo'ing, rent prices. Supports project.
- Mark Prent – objects to project. Feels the project will reduce the value of their property.

Fred Connor – addressed the sidewalks, Mike Connor addressed remaining comments and stated that the oil tank was removed Nov/Dec 2012. Asked if there was to be a back fence lining the parking lot Mike Connor stated yes they will be replacing the old fence that is currently there. The existing bilco door will remain where it is.

Being no other questions to board, staff or from the public the meeting adjourned at 7:27pm.

Owen Manahan resumed his position back on the board.

2. **Case 2013-013 – Richard E. St. Pierre Trust. 171 South Main Street/Parcel #26,079,171.** Applicant requests a site plan amendment to a previously approved site plan. The property is located in the Business-2 (B-2) District.

Hearing opened at 7:29pm. The acting Zoning Administrator read the staff report into record. It was noted that the expansion should be 6x38 not 8x38. Mike Dugan, architect, presented the application and reviewed the site plan. There was discussion regarding striping...Mr. St. Pierre (owner) felt that people are going to park wherever they want to as it's a convenience store and that's what people do. He would rather not have to stripe it. Megan Manahan stated that the board is sensitive to striping and some sections of the Regulations provide some leeway and that they would take it into consideration. Mike Dugan pointed out that the handicap spots would be delineated. Also, that the new structure would fit under the existing roof and it will be flat. Delivery doors will remain the same.

The hearing closed at 7:46pm.

- 3. Case 2013-014 – Marc J. Yandow. 86-88 Lincoln Avenue/Parcel #25,052,086.**  
Applicant requests a coordinated review for a conditional use (two-family dwelling unit) and a variance from dimensional requirements. The property is located in the Low Density Residential (LDR) District.

The hearing opened at 7:47pm. The acting Zoning Administrator read the staff report into record and stated that no other documents had been received by the applicant. Marc Yandow, applicant, presented pictures showing all the setbacks. He stated that the setbacks on the North/South are 11', the rear is 39' and the front is 25'. It was noted that the front setback may include 15' of right of way. Brad Lanute, former ZA, stated that he found discrepancies in the dimensions and that no documents seemed accurate or matched what Mr. Yandow had submitted. Parking remains the same with 60 sq ft in the back allowing for 5 parking spaces. There is a full basement with a dividing wall, the foundation is good.

Public Comment:

- Chris Dermody – property should be as restrictive as possible
- Ryan Doyle – feels a duplex is appropriate for the area
- David Barber – in favor of the duplex

The public hearing closed at 8:14pm.

- 4. Case 2013-015 – Kathryn Battles. 229 North Main Street/Parcel #11,063,229.**  
Applicant requests a conditional use permit to convert a community house to a single-family dwelling unit. The property is located in the Business-2 (B-2) District.

The hearing opened at 8:16pm. Michael Walsh disclosed that his sister is an abutter to the applicant but had no issue with hearing this case – applicant had no problem with this. The acting Zoning Administrator read the staff report into record. Dan Farham, representing the applicant presented the application. No changes will be made to the exterior.

No questions to staff or applicant the hearing closed at 8:23pm.

## **B. OTHER BUSINESS**

- 1. Approval of Meeting Minutes** – staff was not provided with minutes – Dustin Degree made the motion to table until the next meeting, Owen Manahan second with all in favor.
- 2. Planning & Development update** – Chip Sawyer gave updates on Streetscape, staff, sidewalks on Brainerd, greenbelt. Trees for Streetscape should be going up in about a month or so.

**C. PUBLIC COMMENT** – Chris Dermody – communication – DAB/PC wants to hear from DRB if they notice things that need to be changed. Sue Prent in regards to parking/traffic for the Owl Club – maybe a traffic study? Ms. Battles talked about the Owl Club and development. David Barber brought up the shutters again for the Owl

Club. Sam Wunsch asked the board to take a look at a project on Congress Street. The board did so but did not offer any advise but told him to stay in contact with the Zoning Dept, Chip Sawyer and to refer to the Land Development Regulations.

**D. DECISIONS** - Dustin Degree made the motion to go into deliberative session, Rebecca Pfeiffer second all in favor at 8:40pm.

**Motion to adjourn at 10:25pm was made by Dustin Degree and second by Rebecca Pfeiffer with all in favor.**

Respectfully Submitted:

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Michelle Boudreau  
Acting Zoning Administrator