

Minutes of the Development Review Board

Meeting Date: January 7, 2013 Called To Order At: 6:30p.m.

DRB Members:

Member	Present	Recused	Absent	Member	Present	Recused	Absent
Megan Manahan	x			Heather Fontaine	x		
Dustin Degree				Rebecca Pfeiffer	x		
Michael Walsh	x						
Owen Manahan	x						
				Edward Klingler -alt			x

Pledge of Allegiance

Consideration of Cases

A. Hearing on the Application of:

- Case 2013-001 – Jeffrey & Dawn Miller. 7 Spruce Street/Parcel #23, 080, 007.** Applicant requests a waiver to build a handicap ramp and deck in the setback. The property is located in the LDR Low Density Residential District.

Interested Parties: Dawn Miller - applicant
(Established at the beginning of the Hearing)

Testimony given by: (x) Applicant () Co-Applicant () Agent

Testimony given by: () Interested Party

Hearing opened at 6:31pm.

The Zoning Administrator read the staff report into record. Megan Manahan asked if there was a sketch of what the applicant was proposing. The ZA was able to show a sketch of the property. The applicant, Dawn Miller, presented her case and discussed with the board as to why the ramp needs to be built in the setback. The ramp/deck will not come to the edge of the house and that there will be a 5' setback from the edge of the property to the deck/ramp. There will be at least 6" from edge of deck to edge of house. Applicant is hoping that the ramp will be temporary. Asked if the deck had already been built Ms. Miller stated yes because her husband was coming home from rehab in December and it needed to be in place. With no further questions from staff or board the hearing was closed at 6:40pm.

- Case 2013-002 – Suey Ginn & Miu Ling Gee/Moose Lodge 1090. 129-145 Lake Street/Parcel #23, 049, 139.** Applicant requests Conditional Use approval for a private club. The property is located in the B-1 Business 1 District.

Interested Parties: Richard & Martha Ohliger (for the Moose), Philip Gerbode
(Established at the beginning of the Hearing)

Testimony given by: (x) Applicant () Co-Applicant () Agent

Testimony given by: (x) Interested Party

Hearing opened at 6:41pm

The Zoning Administrator read the staff report in to record and a letter from Suzanne Raymo, abutter, was also read into record. Mr. Ohliger, representing the Moose, presented the application. He immediately addressed some of the concerns stated in Ms. Raymo's letter – 1. The most that are in the club at one time has been 25-30 people. 2. The latest they have been closed in the past has been between 11pm and midnight. 3. Smokers would be outside at either the side or front door. Mr. Ohliger said that there would be no room in the new building for weddings or large functions and trash is not put outside until the day of pick up. Mike Walsh asked what doors they would be using – both the front and side doors would be open to members and the back doors would always be locked. There will be no membership meetings – there are approximately 105 members but realistically only 25-30 that are active members. The board asked staff what the capacity was of the building to which the ZA

stated he was unsure. They will be bringing in their own stoves for the kitchen but again they have no plans to do any big meals and no outdoor BBQ's. The site plan and parking spaces were reviewed. Mr. Phil Gerbode, abutter, shared some of what he knew regarding parking. He stated that they have a shared drive with the applicant and that the block of land in the back of their building has been plowed and used by his tenants for the past 25 years. He also believes that there may be a 10' right of way in the back of his building connecting the 139-145 Lake Street building to Maple Street, but he is unsure.

The hearing was closed at 7:03pm

B. OTHER BUSINESS –

1. Approval of meeting minutes for November 5, 2012 with a noted change to #3 was made by Rebecca Pfeiffer with a second made by Heather Fontaine. All in favor.
2. Planning & Development update – Chip Sawyer, Director of Planning, talked about revisions that are being made to the Land Development Regulations. The new height regulations will become effective on January 10th and new revisions will be brought to the Planning Commission on January 28th. Specifically signs that can be approved by the ZA and regulations on noise protection. The City received a state grant to help in the rewriting of our zoning regulations with the help of the Northwest Regional Planning Commission. Chip also discussed form based coding and how that will be implemented into our zoning regulations. We also still have 2 seats to fill on our board – 1 full seat and 1 alternate seat.
3. Upcoming special meeting on January 22, 2013 – this is a warned meeting and the applicant is the St. Albans Co – Operative Creamery.

C. PUBLIC COMMENT – there was no public comment.

D. DECISIONS - a motion was made by Owen Manahan and 2nd by Mike Walsh to go into deliberative session at 7:16pm.

Motion to adjourn was made by Heather Fontaine and seconded by Mike Walsh with all in favor.

Meeting Adjourned At: 7:40pm

Respectfully Submitted:

Michelle Boudreau
Clerk, Development Review Board