

BARRE TOWN DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 12, 2023

The Barre Town Development Review Board held a public meeting & hearing on **July 12, 2023**, beginning 7:00 p.m. at the Municipal Building, 149 Websterville Road, Websterville, VT.

MEMBERS

In person: Mark Reaves, Angela Valentinetti, Cedric Sanborn, Chris Neddo, and Angela Labrador

Remote: Gerry Otis

ABSENT:

Jon Valsangiacomo, Jim Fecteau (Alt), and Gina Galfetti (Alt)

STAFF PRESENT

In person: Cindy Spaulding and Brandon Garbacik

OTHERS PRESENT:

In-person: Paula Dolan, Erika Dolan, Stephen Conti, Kaylee Conti, Stephen Caldwell, Deborah Lefebvre, Karen Marsh, Bill & Brenda Yacavoni, Samantha Hiscock (Applicant – rep to Benjamin Hiscock and Rock Pile Properties), John and Pam Benoit (Applicant) and Nathan Lafont

Remote: Jim Fecteau (Applicant JDJ), Sarah Child, Howard Cook, and Gary McAvoy

A. 7:00 P.M. – CALL TO ORDER

Mr. Reaves called the meeting to order at 7:00 p.m. He conducted a roll call.

B. CHANGES TO THE AGENDA

Mr. Reaves asked if there were any changes to the agenda. There were no changes to the agenda.

C. APPROVE MINUTES – June 14, 2023

On motion by Ms. Valentinetti, seconded by Mr. Otis, the Development Review Board approved the minutes of June 14, 2023 as written. Vote 5-0-1 (Reaves abstained).

D. NON-AGENDA ITEMS (max 10 minutes)

No non-agenda items.

E. WARNED PRELIMINARY PUBLIC HEARINGS

No preliminary hearings scheduled,

F. WARNED FINAL PUBLIC HEARING(S)

APPLICANT: JDJ Development Company Inc. / Lot Merger

Request by JDJ Development Company Inc. for a **revised subdivision approval** for the purpose of merging three lots off Rudd Farm Drive and Olivia Drive in accordance with condition 4 of the approved conditional use application CUP-22000001; Parcel ID: 039/003.08 (owned by JDJ Development Company Inc.) and 039/003.00 & 039/003.10 (owned by Fecteau Residential Inc.); Zoned Very High Density Residential; **P-23000001**.

STAFF REPORT/REVIEW COMMENTS FROM BRANDON GARBACIK, ZONING ADMINISTRATOR/PLANNING OFFICER

This is a warned public hearing for the purpose of hearing a request for revising a previously approved subdivision. The applicant would like to merge three parcels into one undivided parcel of land. The subject parcels are in a very high-density residential zone that requires a minimum lot size of 8,500 square feet. The lots have had numerous adjustments since Lague Inc.'s original subdivisions of these lots back in 1990 and 1998. The three subject parcels equal a grand total of 7.02 acres of area. These lots are located off Rudd Farm Drive and Olivia Drive.

Last year, the applicant was approved to allow the construction of up to 32 additional residential units in eight buildings of 4 units each. Part of the conditions of that permit was that three lots, one owned by the applicant and the other two owned by Fecteau Residential Inc. (whom the applicant is associated with), shall be merged into one undivided parcel. It is for the purpose of fulfilling the conditions of CUP-22000001 as to why the applicant is before the DRB again.

The private right-of-way that will be used where the eight new buildings are proposed to be constructed will necessitate the creation of a new private road.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

This is the final major hurdle for a project that has already been approved in order to commence. The housing project itself has already been deliberated over. This is essentially a formality prior to work commencing. I recommend approval of the amended subdivision plan with the following conditions:

PROPOSED CONDITIONS:

1. Prior to completing the merger of these lots, the two subject parcels owned by Fecteau Residential Inc. (039/003.00 & 039/003.10) shall be conveyed to JDJ Development Company Inc. through a deed to be recorded in the Barre Town Land Records within 180 days of approval.
2. To complete this subdivision amendment, a deed merging the three subject parcels into one new parcel shall be executed within 180 days of approval through a deed to be recorded in the Barre Town Land Records. Said deed must clearly state that the purpose is to merge the three parcels into one undivided parcel of 7.02 acres.
3. One (1) 18" x 24" recording plat shall be submitted to the Planning & Zoning Office for filing in the Barre Town Land Records in accordance with the Barre Town Subdivision Ordinance and state statute within 180 days of approval.
4. Three (3) sets of 24" x 36" paper copies of the final approved plan shall be submitted to the Planning & Zoning Office within 30 days of approval, unless a request to extend is made and approved by staff.
5. An electronic copy of the final approved plan shall be provided to the Planning & Zoning Office within 30 days of approval.
6. No changes to the approved plan shall be made unless first reviewed by either the Town Planning Officer, or the Town Engineer for a determination of significance. If it is determined that a proposed change is significant, the plan will be required to go back before the Development Review Board for approval of the proposed change.
7. Failure to comply with any conditions as stated herein could lead to nullification of this subdivision.
8. A new private road shall be created to serve the 28 proposed units off of Rudd Farm Drive.
9. Any conditions the Board wishes to add.

ADDITIONAL COMMENTS:

Mr. Reaves asked members if any had a conflict or Ex-parte communications with the applicant. Mr. Reaves sworn Jim Fecteau and Brandon Garbacik . Mr. Garbacik provided his staff report as stated above. Mr. Fecteau had nothing more to add to merging the lots.

On motion by Ms. Valentinetti, seconded by Mr. Neddo the Development Review Board closed the public hearing. Vote 6-0-0.

On motion by Mr. Neddo, seconded by Ms. Valentinetti, the Development Review Board moved to approve a request by JDJ Development Company Inc. for a revised subdivision approval for the purpose of merging three lots off Rudd Farm Drive and Olivia Drive in accordance with condition 4 of the approved conditional use application CUP-22000001; Parcel ID: 039/003.08 (owned by JDJ Development Company Inc.) and 039/003.00 & 039/003.10 (owned by Fecteau Residential Inc.);

Zoned Very High Density Residential; P-23000001, contingent upon the following conditions:

1. **Prior to completing the merger of these lots, the two subject parcels owned by Fecteau Residential Inc. (039/003.00 & 039/003.10) shall be conveyed to JDJ Development Company Inc. through a deed to be recorded in the Barre Town Land Records within 180 days of approval.**
2. **To complete this subdivision amendment, a deed merging the three subject parcels into one new parcel shall be executed within 180 days of approval through a deed to be recorded in the Barre Town Land Records. Said deed must clearly state that the purpose is to merge the three parcels into one undivided parcel of 7.02 acres.**
3. **One (1) 18" x 24" recording plat shall be submitted to the Planning & Zoning Office for filing in the Barre Town Land Records in accordance with the Barre Town Subdivision Ordinance and state statute within 180 days of approval.**
4. **Three (3) sets of 24" x 36" paper copies of the final approved plan shall be submitted to the Planning & Zoning Office within 30 days of approval, unless a request to extend is made and approved by staff.**
5. **An electronic copy of the final approved plan shall be provided to the Planning & Zoning Office within 30 days of approval.**
6. **No changes to the approved plan shall be made unless first reviewed by either the Town Planning Officer or the Town Engineer for a determination of significance. If it is determined that a proposed change is significant, the plan will be required to go back before the Development Review Board for approval of the proposed change.**
7. **Failure to comply with any conditions as stated herein could lead to nullification of this subdivision.**
8. **A new private road shall be created to serve the 28 proposed units off of Rudd Farm Drive. Vote 6-0-0**

Mr. Benoit asked talking to the Zoning Administrator now that the definition a gable has been provided. Mr. Reaves and Mr. Valsangiacomo advised Mr. Benoit that he needs to follow the process to appeal Zoning Administrator's decision to deny the building permit.

2) **APPLICANT: Hiscock / Conditional Use**

***Continuation from June 14, 2023, meeting:** Request by Benjamin Hiscock for a **conditional use** (possible approval) to convert an existing two-family dwelling into a three-family dwelling by adding a new unit in the basement on property located at 53 Brook Street; Parcel ID: 023/045.00; Zoned Very High Density Residential; **CUP-23000003**.

**STAFF REPORT/REVIEW COMMENTS FROM BRANDON GARBACIK,
ZONING ADMINISTRATOR/PLANNING OFFICER**

Since the June 14th meeting, Mrs. Hiscock and I have briefly discussed plans for moving forward for these projects. For the conditional use on Brook Street, our discussions were about the possibility of withdrawing the conditional use application and instead applying for a change of use permit. With the newly passed Act 47, residential structures with up to 4 dwellings are permitted anywhere that municipal water and sewer is provided by right as of July 1, 2023. This means that Mr. Hiscock could apply for a change of use permit for administrative review by the zoning administrator through the Planning & Zoning Office.

ADDITIONAL COMMENTS:

Mr. Reaves asked members if any had a conflict or Ex-parte communications with the applicant, there were none. Mr. Reaves sworn Mrs. Hiscock and Mr. Garbacik. Mr. Garbacik provided his staff report as stated above. Mrs. Hiscock stated they would withdraw application and apply for a change of use permit at a later date.

On motion by Ms. Valentinetti, seconded by Mr. Neddo, the Development Review Board closed the public hearing for public testimony. Vote 6-0-0.

On motion by Mr. Neddo, seconded by Ms. Valentinetti, the Development Review Board moved to approve a request by Benjamin Hiscock for a conditional use to convert an existing two-family dwelling into a three-family dwelling by adding a new unit in the basement on property located at 53 Brook Street; Parcel ID: 023/045.00; Zoned Very High Density

Residential; CUP-23000003. Vote 0-6-0. (Denied without prejudice).

3) **APPLICANT: Rock Pile Properties LLC / Variance**

***Continuation from June 14, 2023, meeting:** Request by Rock Pile Properties LLC for a 6' **variance** of side setback (possible approval) to install an attached ramp to use both for deliveries and as an ADA-accessible entrance/exit on property located at 130 Mill Street; Parcel ID: 025/066.00; Zoned East Barre Commercial District; **V-23000003**.

STAFF REPORT/REVIEW COMMENTS FROM BRANDON GARBACIK, ZONING ADMINISTRATOR/PLANNING OFFICER

Since the June 14th meeting, Mrs. Hiscock and I have briefly discussed plans moving forward for these projects. The main request by the DRB for the two applications regarding 130 Mill Street was to provide a survey of the property from a certified engineer. Mrs. Hiscock has informed me that Rob Townsend is currently working on a survey of the property. The last update I had received was that it is estimated that Mr. Townsend would not have the survey prepared in time for this month's meeting, but that it should be ready for next month's meeting.

ADDITIONAL COMMENTS:

Mr. Reaves asked members if any had a conflict or Ex-parte communications with the applicant, there were none. Mr. Reaves sworn Mrs. Hiscock and Mr. Garbacik. Mr. Garbacik provided his staff report as stated above. Ms. Hiscock stated that she is having by Rob Townsend (American Survey Company) survey 130 Mill Street. The survey should be ready for the August meeting.

On motion by Ms. Valentinetti, seconded by Mr. Sanborn, the Development Review Board continued a request by Rock Pile Properties LLC for a 6' variance of side setback (possible approval) to install an attached ramp to use both for deliveries and as an ADA-accessible entrance/exit on property located at 130 Mill Street; Parcel ID: 025/066.00; Zoned East Barre Commercial District; V-23000003 to date certain August 9, 2023. Vote 6-0-0.

4) **APPLICANT: Rock Pile Properties LLC / Conditional Use**

***Continuation from June 14, 2023, meeting:** Request by Rock Pile Properties LLC for a **conditional use** (possible approval) to add the use of a restaurant to an existing three-story building with eight dwelling units and a laundromat located at 130 Mill Street; Parcel ID: 025/066.00; Zoned East Barre Commercial District; **CUP-23000004**.

STAFF REPORT/REVIEW COMMENTS FROM BRANDON GARBACIK, ZONING ADMINISTRATOR/PLANNING OFFICER

Since the June 14th meeting, Mrs. Hiscock and I have briefly discussed plans moving forward for these projects. The main request by the DRB for the two applications regarding 130 Mill Street was to provide a survey of the property from a certified engineer. Mrs. Hiscock has informed me that Rob Townsend is currently working on a survey of the property. The last update I had received was that it is estimated that Mr. Townsend would not have the survey prepared in time for this month's meeting, but that it should be ready for next month's meeting.

ADDITIONAL COMMENTS:

Mr. Reaves asked members if any had a conflict or Ex-parte communications with the applicant, there were none. Mr. Reaves sworn Mrs. Hiscock and Mr. Garbacik. Mr. Garbacik provided his staff report as stated above. Ms. Hiscock stated that she is having by Rob Townsend (American Survey Company) survey 130 Mill Street. The survey should be ready for the August meeting.

On motion by Mr. Sanborn, seconded by Mr. Neddo, the Development Review Board continued a request by Rock Pile Properties LLC for a conditional use (possible approval) to add the use of a restaurant to an existing three-story building with eight dwelling units and

a laundromat located at 130 Mill Street; Parcel ID: 025/066.00; Zoned East Barre Commercial District; CUP-23000004, to date certain August 9, 2023. Vote 6-0-0.

5. **APPLICANT: Benoit / Conditional Use**

Request by John & Pam Benoit for a **conditional use** (possible approval) for the conversion of an existing barn into a community center/recreation facility on property located at 241 School Road (owned by Benoit Properties Inc.); Parcel ID: 008/015.00; Zoned Low Density Residential; **CUP-23000005**.

**STAFF REPORT/REVIEW COMMENTS FROM BRANDON GARBACIK,
ZONING ADMINISTRATOR/PLANNING OFFICER**

This is a warned public hearing for the purpose of hearing a request for a conditional use permit in accordance with the Barre Town Zoning Bylaw, Article 5, Section 5.5 whereas the applicant would like to conduct a use that is only allowed by a Development Review Board (DRB) issued Conditional Use Permit (CUP). The subject parcel/building is located in a low density residential zone on School Road on 53 acres of land.

Article 2, Section 2.5, Table 2.1 allows community centers/recreational facilities by conditional use review. Article 8 defines Community Center/Recreational Facility as, "A building... used for recreational and cultural activities operated for profit for benefit of the community..." Historically, similar types of projects have been classified as community centers/recreational facilities, and I believe that this proposed use also most closely fits that definition.

To proceed with a conditional use permit application, the Bylaw refers to Article 5, Section 5.5 which is the section that states, "No permit shall be issued by the zoning administrator for any use, structure, or development which requires a conditional use permit in this bylaw until the DRB grants that approval."

In reviewing a conditional use application, the DRB shall use the criteria below to guide them through the process and to create findings as well as help determine what, if any, conditions may be appropriate to mitigate any concerns. Ultimately a determination must be made that the proposed use, structure, or development conforms to the criteria and shall not result in an undue adverse effect on any of them.

The applicants currently own a barn with land at 241 School Road. They wish to utilize the barn as a venue to host events, such as weddings, on a seasonal basis (as the barn is not heated). The applicants estimate that this venue would be used for approximately 15-20 events per year. Though they anticipate there to be amplified music playing at most events, the applicants will require that all amplified music ends by 10:00 PM and that all events end by 11:00 PM. Work is currently underway to remodel/update this barn, including replacing existing single-pane windows with more insulated windows and replacing the siding.

As part of the conditional use application, the applicant provided responses to the Development Review Board's conditional use criteria. The applicant's responses are provided in italics, and my comments are in regular font:

1) **The impact on the capacity of existing or planned community facilities, to include but not limited to:**

a. Emergency services:

We believe there would be minor impact on Emergency services

Barre Town has a full-time, 24-hour a day Police Department as well as a full-time 24-hour a day paramedic level Emergency Medical Service. Fire protection is provided by a call-paid Fire Department, which is not a career or full-time department. It is not anticipated that any of these agencies could not serve this location, especially since it will only be used periodically throughout the year and not during winter.

b. Educational facilities:

No impact on educational facilities

The use of this facility will not impact educational facilities.

c. Water, sewer, or other municipal utility systems:

No municipal water and sewer on site

No municipal utilities will be affected by the proposed use at this location. The applicants are planning on drilling a well for cleaning purposes. Bottled water will be provided for drinking. The applicants also mentioned that PortaLets will be used for events.

d. Recreational facilities:

No impact on recreational facilities

This will not impact existing recreational facilities.

e. Conservation or other designated natural areas:

No impact on conservation or other designated natural areas

There is no known conservation or designated natural areas impacted by this parcel or the proposed project. The parcel is not located in a FEMA-declared special flood hazard area or zone. There is, however, an argument to be made that this adaptive re-use of the historic Martineau Barn promotes historic conservation.

f. Solid waste disposal facilities:

Negligible impact

Solid waste is managed via local haulers and is disposed of at approved landfills. The applicant will have to provide receptacles/dumpsters to accommodate for the trash, recycling, and composting needs of each event. The applicant may contact Central Vermont Solid Waste Management District for further assistance with compliance with state regulations.

2) The character of the area affected as defined by the purpose(s) of the zone within which the project is located, and specifically stated policies and standards of the municipal plan;

The old Martineau Barn is situated on 53 acres on School Road, it is a residential area. The look and character of the area will remain the same.

In Article 2, Section 2.2 of the Barre Town Zoning Bylaw, low density residential zones are described as follows: "This district is limited to non-intensive land uses. The purpose of this district is to prevent premature development of land, retain certain areas for non-intensive uses, prevent development where it would be a burden on the community, and retain areas for open space. Since the rural character of these lands depends on open space and natural areas, protection of these features should be considered when evaluating proposed conditional uses. Municipal water and sewer may or may not be available."

The location of the proposed use features a barn and 53 acres of land. Most of the land will remain untouched. Plus, the Town Plan promotes historic preservation of historic buildings. Though commercial activities are uncommon in this area, the proposed use will be in character of the area as the land use will be minimal and non-intensive.

3) Traffic on roads and highways in the vicinity;

Traffic will increase for the events but for just brief periods of time. No long term traffic impacts.

The project site is located on School Road, a Town class 3 road served primarily by Beckley Hill Road and Richardson Road. This road features both a small, paved section (off Beckley Hill Road) and a larger, unpaved section. The property at 241 School Road is at the end of the paved section. Traffic on this road is light. The stretch of School Road that would be traveled on the most is short in distance. The roads that will serve as the primary access to School Road are already moderately traveled on. Overall, I believe that traffic on the roads in the vicinity can accommodate the proposed use.

4) Zoning Bylaws and bylaws then in effect;

After a conversation with Brandon Garacik, zoning administrator, we believe it would require conditional use for a community center recreation and facility.

The Barre Town Zoning Bylaw allows community centers/recreational facilities in a low-density residential zone by conditional use permit, especially in an existing building (Article 2, Sec 2.5, Table 2.1) As such, the proposed use conforms.

5) Utilization of renewable energy resources:

No renewable resources to be used.

The applicant does not intend to utilize renewable energy resources at this time. Nothing prevents that from occurring at a later time if desired in accordance with local and state regulations.

6) Minimum lot size:

Current bylaws for low density residential requires a minimum of 2 acres lot and the parcel is 53 acres.

The parcel conforms to the minimum lot size requirements.

7) Distance from adjacent or nearby uses;

A few residential houses are nearby to the barn, the closest house is approximately 200 feet.

This location is near some residences. From the barn, there is one house across the road about 200 feet away, one house down the road about 350 feet away, and approximately 10 more houses between 500-1000 feet away. The location of this property is across the street from a high-density residential zone. However, other similar projects exist adjacent to a high/very high-density residential zone.

8) Site Plan Review:

N/A. Looking for conditional use, not changing site.

The proposed project will not require a site plan review, as there is no land being developed on to accommodate the use.

9) Any other standards and factors (as needed) that the bylaw may require.

N/A

In Article 8 of the Bylaw, under the definition of *Community Center or Recreational Facility*, it states that that a building used as a community center/recreational facility "...shall only have...any type of amplified music device by conditional use permit." The applicants do plan on amplified music to play at this location, but they will require that all amplified music ends by 10:00 PM. Any approval of amplified music must be included as a condition of a conditional use permit.

Besides that, unless determined necessary by the Development Review Board, it is not anticipated that any other standards are applicable in this instance.

10. Off-street parking requirements in accordance with standards outlined in Article 3, Sec. 3.9 of this bylaw;

There is plenty of gravel and grassy areas to park cars. Parking will be mostly to the right as you enter the existing driveway. No additional curb parking will be required.

Community centers/recreational facilities are classified in Article 2, Section 2.5, Table 2.1 as a Place of Assembly. According to Article 3, Section 3.9(G) of the Bylaw, the parking requirements for Places of Assembly are, "One parking space for every 175 sq. ft. of floor space (not counting storage areas and other misc. areas) ..." According to Barre Town's Assessing Records, the barn consists of two stories of 36'x115' (4,140 sq ft) of floor space. Mrs. Benoit stated to me that she hopes to host weddings on the second story. If this happens, the plan would be to cut a hole in the ceiling of the first floor to gain access to the second floor, leaving the second story with

approximately 2,000 sq ft of floor space. If the total floor space used for events were to be 6,140 sq ft, that would equate to 36 required parking spaces.

Mrs. Benoit provided a rough parking plan for the property. This parking plan shows that there are currently 22 parking spaces available, with an additional 24 parking spaces planned to be made available in the future.

I am confident that there is enough space to accommodate parking, but that space needs to be made available. Plus, I believe that the parking area(s) should be clearly defined. Since this proposed use will classify this building as a public building, ADA parking requirements will also need to be adhered to.

11. Loading/unloading facilities.

N/A

Deliveries will likely need to be made to the location prior to events, especially if the event is a wedding. Potential deliveries include food catering, decorations/floral arrangements, and music equipment. Loading areas must be distinct from parking spaces. However, these deliveries will be small and limited. I do not see this becoming an issue, as there is plenty of space available on the property.

SUMMARY, RECOMMENDATIONS:

Community centers and recreational facilities are allowed through conditional use in all residential districts (as well as the Highway Commercial district). Only a small portion of the lot size is being utilized for this project, and events would be held inside of the barn. The biggest concern for me is the potential impacts this may have on neighboring houses.

However, there exists comparable venues in Barre Town located near similarly densely packed neighborhoods (if not more densely packed neighborhoods). When conditions are strictly complied with, these venues operate smoothly, and the neighboring impact is minimal. Also, the applicants have been proactive in making accommodations to the location so that the neighboring impacts are less harmful, such as installing insulated windows and replacing doors. Therefore, I recommend approval of this request with the following conditions:

PROPOSED CONDITIONS:

- 1) The applicant is hereby notified that State of Vermont Permits may be necessary. The applicant shall visit the Department of Environmental Conservation permit navigator to determine what, if any, State of Vermont permits are necessary for this development. If permits are required, they shall be obtained and complied with in accordance with any requirements or conditions of approval.
- 2) All amplified music shall end by 10:00 PM, and all events shall end by 11:00 PM.
- 3) Amplified music shall be played indoors only. When amplified music is playing, all windows and doors of the barn must remain closed shut.
- 4) All events/functions shall be held between May 15th – October 15th.
- 5) Any outdoor lighting must be LED and downcast.
- 6) Any conditions the Board wishes to add.

ADDITIONAL COMMENTS:

Mr. Reaves asked members if any had a conflict or Ex-parte communications with the applicant, there were none. Mr. Reaves sworn Mr. & Mrs. Benoit, Mr. Garbacik, Paula Dolan, Erika Dolan, Stephen & Kaylee Conti, Deborah Lefebvre, Karen Marsh, Bill & Brenda Yacavoni, and Sarah Child. Mr. Garbacik provided his staff report as stated above.

Highlights of concerns from abutting neighbors: Child, Conti, Dolan, Lefebvre, Marsh, and Yacavoni:

- Increase of traffic will impact the neighborhood

- How many events and guests?
- Portlets, dumpsters & potable water
- Amplified noise of music and guests with barn doors open
- Guests alcohol intoxication and behavior
- Events should be catered/NO BYOB
- Enforcement for condition violations

DRB Members (Sanborn, Valentinetti, Labrador, Neddo, Otis & Reaves)

- Parking plan
- Install a formal septic system
- AC System inside barn
- Open doors should use sound levels
- Mitigation of sound
- Alcohol sales should be from a Class I liquor license
- Events be Friday, Saturday, and Sunday (afternoon)
- More formal plan addressing concerns brought up

Mr. & Mrs. Benoit mentioned the portlets are not small construction plastic, they would be on a trailer type. The Benoit's will take the neighbors' concerns and come back to the Development Review Board with a more outlined plan.

On motion by Mr. Sanborn, seconded by Ms. Valentinetti, the Development Review Board moved to continue a request by John & Pam Benoit for a conditional use (possible approval) for the conversion of an existing barn into a community center/recreation facility on property located at 241 School Road; Parcel ID: 008/015.00; Zoned Low Density Residential; CUP-23000005, date certain to August 9, 2023. Vote: 6-0-0.

G. OTHER

There were none.

H. FOLLOW-UPS

Review Rules of Procedure – tabled to August 9th meeting.

I. ROUNDTABLE

There were none.

J. ADJOURN!

On motion by Mr. Valentinetti, seconded by Mr. Sanborn, the Development Review Board adjourned at 8:25 p.m. Vote: 6-0-0.

Respectfully submitted,
Cindy Spaulding, Clerk for DRB

_____ Mark Reaves, Chair	_____ Jon Valsangiacomo
_____ Angela Valentinetti	_____ Chris Neddo
_____ Cedric Sanborn	_____ Angela Labrador
_____ Jim Fecteau (alternate)	_____ Gerald Otis
_____ Gina Galfetti (alternate)	