

**VILLAGE DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
August 23, 2017**

MEMBERS PRESENT: Jane Soule, Keri Cole, Wendy Spector,
MEMBERS ABSENT: Randy Mayhew, One Vacancy
OTHERS PRESENT: Kurt Lessard, Michael Brands

I CALL TO ORDER

Vice-Chair Jane Soule called the meeting to order at 7:30 p.m.

II. PUBLIC HEARINGS

A. Old Business:

1. V-3327-17 John and Karen King

The application is for Site Plan and Conditional Use Approval to construct 4 additional residential units in 2 duplex buildings. The property is located at 25 Lincoln Street and is zoned Residential High Density.

A site visit was conducted on Thursday August 17 with three members (Mr. Mayhew, Ms. Cole and Ms. Spector) present. At the site visit, Mr. King requested that the hearing be continued to the September 6, 2017 VDRB meeting. A storm water study is being drafted by an engineer.

B. New Business:

1. V-3332-17 Woodstock Pooh, LLC / Worthy Group

The application is for Conditional Use Approval to amend permit V-3311-17 to expand hours to 11:00 a.m - 9:00 p.m. 7 days/week. The property is located at 4 Mechanic Street and is zoned Central Commercial.

Mr. Lessard, representing Worthy Group, presented the application.

Zoning permit V-3311-17 to create a take-out deli at 4 Mechanic Street established hours of operation as follows: Monday - Friday 11:00 a.m. to 4:00 p.m. and weekends, 9:00 a.m. to 4:00 p.m.

The applicant is requesting a change in hours to enable a closing time of 9:00 p.m.

The deli intends to change its product line slightly. Sweet treats such as ice cream, candy and potentially pre-baked pastries will be sold.

The placement of a cooking vent and sale of sandwiches is on hold, due to the delayed issuance of the required State Fire Marshall's permit. They had planned on opening for the fall foliage season.

After discussion, the applicant asked to extend opening hour to 9:00 a.m., seven days a week instead of just the weekend days.

The VDRB agreed there would only be a minimal impact of being open two hours earlier during the week.

The application was amended to change hours of operation from 9:00 a.m. to 9:00 p.m. throughout the entire week.

The VDRB reviewed the Conditional Use criteria.

Testimony was voted close.

2. V-3334-17 E. Roe & Penelope Stamps

The application is for Design Review Approval to vents to north elevation. The property is located at 30 Elm Street in Residential Low Density / Design Review District.

The application was approved by the Design Review Board via an administrative permit.

3. V-3335-17 Florence Short

The application is for Design Review Approval to replace windows. The property is located at 39A Elm Street in Residential Low Density / Design Review District.

The application was approved by the Design Review Board via an administrative permit.

III. OTHER BUSINESS

A. Zoning Officer's Report

The report was issued.

B. Current VDRB Vacancy

Two applicants have been interviewed. The Board of Trustees hope to make a decision at their September 12th meeting.

C. Acorn Street Lights

The Design Review Board recommended that the current Acorn Lights placed along the East End sidewalk be duplicated on the west side of Route 4 as well. Mascoma Bank has removed the old bank and is reconstructing essentially everything on the lot. This would be a good time to ask the bank to change out the proposed modern inverse “L” LED styled parking lot lights for the Acorns. The VDRB after discussion agreed. The Town Planner will discuss the issue with the bank’s architect to see if it is possible.

IV. DELIBERATIONS

A. V-3327-17 John & Karen King Continued

B. V-3332-17 Worthy Group
After discussion, the following findings of fact were established:

1. Zoning permit V-3311-17 to create a take-out deli at 4 Mechanic Street with the established hours of operation as follows: Monday - Friday 11:00 a.m. to 4:00 p.m. and weekends, 9:00 a.m. to 4:00 p.m.
2. The applicant is requesting a change in hours to enable a closing time of 9:00 p.m.
3. The deli intends to change its product line slightly. Sweet treats such as ice cream, candy and potentially pre-baked pastries will be sold.
4. The placement of a cooking vent and sale of sandwiches is on hold, due to the delayed issuance of the required State Fire Marshall’s permit. They had planned on opening for the fall foliage season.
5. After discussion, the applicant asked to extend opening hour to 9:00 a.m., seven days a week instead of just the weekend days.
6. The VDRB agreed there would only be a minimal impact of being open two hours earlier during the week.
7. The application was amended to change hours of operation from 9:00 a.m. to 9:00 p.m. throughout the entire week.
8. The VDRB reviewed the Conditional Use criteria.

After further discussion, Ms. Spector moved with a second by Ms. Cole to approve the application as amended. The motion was approved with a 3-0 vote.

C. V-3334-17 Stamps Approved Administratively

D. V-3335-17 Short Approved Administratively

V. APPROVAL OF MINUTES

The minutes of the August 9, 2017 meeting were approved as submitted.

VI. ADJOURNMENT

The Board adjourned at 8:30 p.m.

Respectfully submitted,

Michael Brands, AICP
Town Planner