

# DEVELOPMENT REVIEW BOARD MINUTES

JUNE 23, 2022

Members Present: Rich Lyon, Elizabeth Emmons, Barry Waldner and Keith Chamberlin

Members Absent: Tony Higgs and Kyle Sipples

- Meeting Convened at 7:00 pm
- Quorum Confirmed
- Zoning Permit 2022-054, 54 Western Avenue, Northeast Veterinary Real Estate
  - Mark Wheeler of EHD discussed application on behalf of the owner. Following changes to be made: change of use from veterinary clinic to 4-unit apartment building, provided 7 parking spaces referencing section 410.3 requirement of 1+1 per dwelling unit, only exterior changes involved a window replacement (DAC provided letter to recommend approval), minor landscape cleanup, and egress window for second floor.
  - David Askren of 24 Day Court voiced concerns about: limited parking which he felt may lead to blocking of tenants on Day Court and wanted it noted that Day Court is not a publicly owned street but a private right-of-way, concerns about length of construction and noise, concerns about the level of traffic on Western Avenue and potential accidents, lighting that maybe added, and concerns regarding the dumpster location.
  - Linda Moreno at meeting to talk on behalf of Valerie Goff of 1071 Main Street. Voiced similar concerns to Mr. Askren in regards to potential parking on Day Court, as well as traffic entering and exiting the Western Avenue drive.
  - Board: No lights were included as part of the application; board can not foresee or rule on all potential or speculative impacts of a project;
  - Requested changes: 3-unit instead of 4-unit and screening or relocating dumpster to not be visible from Day Court properties, Mark Wheeler in communication with owner stated that they were in agreement
  - Keith made a motion to except the application to be amended to a 3-unit with appropriate screening/location of dumpster, second by Barry with unanimous vote
- Zoning Permit 2022-055, 1525 Main Street, Hughes Trust
  - Dan Hughes to speak on permit. Discussed making the porch match the original porch from historic photos (DAC provided letter to recommend approval)
  - Keith made motion to accept as presented, Elizabeth seconded, unanimously voted
- Zoning Permit 202-057, 207 Old Center Road, Casey Leithead
  - Casey Leithead to speak on permit. Discussed subdividing lot into 2 lots. Lot 1 25,383 SF and lot 2 43,143 SF both with adequate road frontage for mixed use.
  - Elizabeth made motion to accept as presented, Barry seconded and unanimous vote.

- Zoning Permit 2022-059, 909 Portland Street, Mark Baxter
  - No one to speak from the audience
  - Keith made motion to table application, Barry seconded, unanimously voted
  
- Zoning Permit 2022-061, 166 Railroad Street, Spates Family LLC
  - Matt and Aleha Racenet, owners of Northeast Kannabis. Building to be developed in two phases, first phase retail store in upper level and second phase would involve a small processing facility in the lower level to extract oils and make edibles. All aspects are regulated by State and have extensive insurance requirements including: separate accesses to each activity, fire/explosion proof safe, security systems and cameras. Nothing would be grown on site and all materials would come cured and dried. Only outside renovations would be sign (DAC provided letter to recommend approval) and repair/repaint exterior. Renting old Irving parking lot to ensure plenty of parking.
  - Keith made motion to accept the application as presented. Barry seconded. Unanimously approved.
  
- Zoning Permit 2022-025, 25 Depot Square, D&D Holdings
  - Jillian Malik at meeting to discuss sign. 4'x5' black and white metal sign with no lighting (DAC provided letter to recommend approval).
  - Elizabeth made motion to accept as presented, Keith seconded, unanimously voted
  
- Zoning Permit 2021-032, 3606 Memorial Drive, Sweet Tree Holdings 1 LLC
  - Joe Russo and Jesse at meeting to discuss application. Facility will be used to house H-2A Temporary Agricultural Workers. Workers will be provided a place to sleep, a kitchen with dining area, transportation, and food.
  - Rich made motion to accept the permit with the conditions that it be limited to a maximum of 30 workers, only for current owners and expire in 3-years. Keith seconded, Elizabeth sustained due to professional conflict, voted 3-yes, 0-no, 1-sustained.
  
- Nickerson zoning violation at 33 Buzzell Street appeal of compliance deadline.
  - Willie Nickerson at meeting to request that the deadline to meet compliance to November. Request made based on desire to milk goats until November, which they would then move the goats to farm in Barnet.
  - Discussion from the board indicated that 90-days seemed more than adequate, and that the Nickerson's had means to come into compliance within the time frame provided and that an allowance for convenience was not setting a good precedent for dealing with future violations. Board voted unanimously to uphold the original 90-day compliance time frame.
  
- Meeting Adjourned at 9:15 pm

By Elizabeth Emmons