

DEVELOPMENT REVIEW BOARD MINUTES

FEBRUARY 23, 2023

Members Present: Rich Lyon, Tony Higgs, Keith Chamberlain, Kyle Sipples, Barry Waldner, and Elizabeth Emmons

- Meeting Convened at 7pm
- Quorum Confirmed
- Reviewed the application by Umbrella for a sign at 1330 Main Street. Motion made and seconded to accept the application as presented. - Motion Denied on a vote of 2 Yes, 3 no and 1 abstain
- Reviewed the application by Umbrella for a sign at 1330 Main Street. Motion made and seconded to approve the Application from Umbrella for a sign design with restriction of a size no more than 60 x 23 inches as provided in the application and with the condition that the applicant submit to the DRB more detail or a diagram specific to the proposed location of the sign. This followed the DRB discussion that the proposed sign location in the application was not clear in the application and could not be included in the motion . The DRB provided comment and recommendation to move the sign location closer to or to attach to the existing building. Application subject to final approval by the DRB at a meeting to set the location approval on the property at 1330 Main Street.- Motion Passed on a vote of 3 Yes, 2 no and 1 abstain

**DRB Member Keith Chamberlain recused himself from the vote as his business was contracted by the applicant for work on the sign

- Approved the Application of Rural Edge to create an exterior door at 114 Cherry Street.
- Approved a variance for the property at 151 Hasting Hill, located in an area zoned as mixed use, to allow a change of use for a multi-family dwelling. The DRB reviewed the guidelines for issuing a variance for this application and determined the following findings as part of the decision.
 - The property possesses unique physical circumstances and conditions. The DRB recognized that the property had an unusual shape and topography in its location and possessed deed restrictions that both limited the type of permitted or conditional use properties that could occupy or develop the space. The history of the property had demonstrated that there was no viability for development as is for conforming uses and

that it was not economically viable based on these characteristics for other development.

- A hardship has not been created by the applicant for change of use
 - Use of the property as multi-family housing will not alter the central use or character of the property.
 - This variance represents the minimum variance to afford relief
-
- Meeting adjourned at 1010pm