

WEST WINDSOR DEVELOPMENT REVIEW BOARD
Tuesday April 16, 2018
Draft Minutes

Members Present: Jane Hoisington, Shannon Harrington. Barbara Truex and Dick Beatty attended by conference call. Others Present: Lauren Stevens, Peter Varkonyi, Chris Nesbitt, Jeffery Hermanson, Roger R. Klene, Linda Stone, Nancy Nesbitt, Cathy Boedtger, Tom Kenyon, Matt Kantola, Vincent Esposito, Al Keiller and Deb Shearer (DRB Clerk).

- 1) Call to Order – DRB Chair, Shannon Harrington called the meeting to order at 6:31 PM
- 2) Changes or Addition to Agenda – Genevieve Lemire has resigned her position with the DRB.
- 3) Public Comment—none
- 4) Informal review of the flood hazard bylaws and plans for renovation of the Brownsville General Store presented by Friends of the Brownsville General Store.

The Friends of the Brownsville General Store, LLC is a group of about 30 Brownsville residents that has mobilized a fund-raising effort whose goal is to purchase the store and lease it to a new operator under a revitalized business plan. This informal review was requested by Chris Nesbitt, on behalf of the Friends of the BGS, prior to the submission of an application for Conditional Use and Flood Hazard Review for renovation project. The representations made at this meeting are not binding on any party and shall not become part of the record of any subsequent application submission or review. Chris Nesbitt and DRB Chair, Shannon Harrington signed a Memorandum of Understanding acknowledging the non-binding nature of this informal review.

As part of disclosing possible conflict of interest, Shannon stated her son part of the Friends Group, however, she has not had any ex-parte communications and believes she can oversee any hearing in an unbiased way. The rest of the DRB agreed. Dick Beatty recused himself from this meeting and any future meeting involving the Friends of the Brownsville Store as he is an investor in the group and was participating in the conference call as a listener only.

Chris Nesbitt introduced Lauren Stevens and Peter Varkonyi to the DRB as the new operators of the store. He then gave a brief summary of their plans for updating the BGS. Renovating the inside of the building to include 2 ADA accessible bathrooms and a wraparound deck for ambience and general enjoyment. He was seeking guidance on the proposed deck. Shannon said the proposed deck would encroach on setbacks on the western side of the building and in back it would be in the buffer area of the Mill Brook. If built as proposed, it would require a setback variance and they would have to meet *all* of the 5 criteria in Section 9.8 of the bylaws. Chris said they could make modifications and possibly wrap the deck on the eastern side and the back deck could have a cantilever design so none of the actual deck was in the stream buffer area. Shannon advised that to comply with the flood

hazard regulations the supports would also have to be one foot above the base flood elevation. Shannon said the modifications would help in couple of ways; getting rid of the deck on the western side would alleviate the need for a variance and if all of the deck were above the base flood elevation it would comply with development in a Special Flood Hazard Area. The back deck is drawn to be 15 feet wide but do to engineering concerns they may end up with a much smaller deck. Barbara Truex asked about seating on the deck. Chris said there would be seats inside, any outside seating would be seasonal, and they understand they have to comply with the parking regulations per number of restaurant seats, etc. so they were not yet sure how many seats they were going to include. Shannon asked about gas. Chris said as much as they would like to bring the pumps back, it would be about over \$200,000 so without a miracle, it probably won't happen. Shannon asked about the basement. They would like to use it as a storage and prep area for employees only and understand they will need to floodproof the basement to meet the FEMA requirements. The Woodstock Farmers Market uses a system similar to what they had in mind. Chris said they are working on a strict budget and haven't checked into all the engineering but wanted this informal meeting to make sure their plans were on the right track. The project will need to be reviewed by the both the DRB and The State of Vermont because the building is in a floodway fringe area. Chris said the next steps for the Friends would be to get some numbers for the cantilever deck design and the flood proofing doors. Chris also asked if when they finally acquired the building, could they do inside demolition before a hearing takes place. Deb said West Windsor doesn't have a regulation against deconstruction.

- 5) Approve Minutes of March 13, 2018. **Dick moved to approve March 13 minutes as written. Jane seconded the motion and it passed.**
- 6) Other Business None
- 7) Adjourn: Meeting adjourned at 7:30 PM

Respectfully Submitted,
Deb Shearer