

June 7, 2022

DRB Members Present: Steve Kappel (Chair), Norman Hill, Jeff Cueto, Clarice Cutler, Steve Justis, Lauren Oates, Mark Lane, Kim Watson

DRB Members Absent: Glenn Weyant

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Marcie Bolduc, Daniel Kitchen, Kris Jurentkuff, Johannes Wheeler, Bill Pollock, Barclay Johnson, David Kitchen

**Call to Order:** 7:03 p.m.

**Public Comment:** None

**Additions to Agenda:** The DRB apologizes as the town's website is down and they cannot hold these hearings; they will be continued to the next DRB meeting.

**Conditional use review of Application #22-025, submitted by M. Bolduc Leasing LLC**

The Chair opened the hearing at 7:10pm by reading the warning: "Conditional use review of Application 22-025, submitted by M. Bolduc Leasing LLC, for alterations to its mixed use property located at 4423 US Rte. 2. The proposal is to construct a 34' x 56' addition to the back end of the main building used by VT Crossroads Auto Repair LLC. The property, currently used for motor vehicle sales & service, retail and self-storage, is in Zone A – Commercial, where conditional use review is required for building modifications on properties subject to §4.11 mixed use."

**Motion: I move to continue this hearing until June 21, 2022 at 7pm. Made: Mr. Cueto, second: Ms. Watson**

**Vote on Motion:** Passed 8-0

**Preliminary Plan review of Application #22-028, submitted by Kitchen Sync Holdings LLC**

The Chair opened the hearing at 7:21 pm by reading the warning: "Preliminary plan review of Application #22-028, submitted by Kitchen Sync Holdings LLC, for a subdivision of its 11-acre property located on Wheeler Road. The proposal will create 4 lots: Lot 1 of 1.44 acres with 236 feet of Wheeler Road frontage; Lot 2 of 4.77 acres and 151 feet of Wheeler Road frontage; Lot 3 of 1.80 acres; and, Lot 4 of 3.03 acres. Both Lots 3 & 4 are accessed by easement over Lot 1. The property is in Zone C – Residential/Commercial where the minimum lot size is 1 acre plus 150 feet of road frontage."

**Motion: I move to continue this hearing until June 21, 2022 at 7pm. Made: Mr. Cueto, second: Ms. Watson**

**Vote on Motion:** Passed 8-0

**Motion to adjourn.** Made by Mr. Kappel, second by Ms. Watson. Passed 8-0. Meeting adjourned at 7:25 p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*