

I. Call to Order

Members Present: David Weissberger, Chair; Aaron Guyette, Vice Chair; Jordan Matte; Felipe Hoyos; Ryan Wade

City Staff Present: Ravi Venkataraman, Director of City Planning

Guests Present: Sally Tipson, Rick Randall, Sam Myers, Sue O'Brien, Judy Lance, Kate Coffey, Nate Dagesse, Andrew Burke, Laura Reed, Brian Colombini, Bryn Oakleaf, Thomas Renner, Diane Collias, Al Turkos

Call to Order by: David

Meeting Start Time: 6:30

Minutes Recorded by: Ravi

II. Changes to the Agenda

None

III. Public Comment

IV. Approve Previous Meeting Minutes

Motion by Felipe, seconded by Jordan, to approve the June 10, 2026, July 16, 2026, and August 20, 2026 meeting minutes.

Discussion: David asked if Ravi could double check David's words from the transcript during the June 10, 2026 meeting.

Voting: Unanimous. Motion carried

V. Public Hearing on Final Plan Review Application – 50 Park St

David Weissberger stepped away. Vice Chair Aaron Guyette chaired the meeting.

Ravi said that the applicant has provided a continuation request in advance, and that the applicant is not present. Aaron said that the DRB will go forward with opening the hearing and consider whether to continue the hearing to a specific date. The attendees asked the DRB for a clarification on their actions. Aaron clarified that the DRB will be voting on whether to allow the continuation per the applicant's request, and that if approved the applicant would return to the DRB to present on the application and take testimony. Aaron asked Ravi for clarification on procedure. Ravi said that the applicant has to appear to represent themselves on behalf of the application, and that the DRB wouldn't take testimony unless the applicant is present.

Jeff Myers raised concerns about the applicant's absence and asked about the cost of the project on the City.

An attendee raised concerns about the applicant's absence, called it disrespectful, and said that the applicant has not addressed any concerns the public has raised during previous public hearings.

Aaron asked for clarification on procedure. Ravi said that the hearing is automatically continued, and that the DRB has to set a date and time for the continuation request.

Motion by Felipe, seconded by Ryan, to continue the hearing to October 15. Voting: Unanimous. Motion carried.

Kate Coffey asked for a reference to the regulations on Ravi's statements.

VI. Discussion on Sketch Plan Review – 63 West Spring St

David returned to chair the meeting.

Greg Dixson gave an overview of the proposed project. David asked for clarification on the walkway between the two buildings, and from the back building to the street. Nate Dagesse said that one would have to walk on the driveway to access the street from the back building, and that they can look into clarifying the pedestrian access.

David asked about the placement of snow storage behind the parking spaces and whether people would have to move their cars for the snow plow. Nate affirmed.

Felipe asked about bike storage. Greg said that that isn't on the plan set and can be shown in the formal application.

David asked Ravi whether the 15% additional lot coverage allowance has an affordability requirement as well. Ravi said half of the units in the project have to have three or more bedrooms and that there is no affordability requirement for this incentive.

David asked about the light wells into the basement. Nate said that that element will be clarified before a formal application is submitted after discussions with the Division of Fire Safety.

Greg asked Ravi if all PUDs are required to have a stamped survey. Ravi said yes.

David asked about the fences. Nate said that he hopes to work with the neighboring property owners to have one fence around the property. David asked if Nate has reached out to any of the neighbors. Nate said that he has only met with Our Lady of Providence so far.

David invited the public to ask questions. Laura Reed raised concerns about parking noting there isn't enough street parking currently, and said that the amount of parking does not seem adequate for the number of proposed bedrooms. Laura asked about the applicant's proposal for fencing. Laura said she appreciated the appearance of the proposed buildings. Aaron said that parking requirements are set in state statute and that the City cannot require more than one space per dwelling unit.

Judy Lance asked about landscaping requirements. Judy raised concerns about the lack of proposed parking, the lack of spacing in the setbacks for landscaping, and potential exterior lighting.

Kate Coffey raised concerns about the lack of community space on the proposed development. Kate asked the DRB whether they considered ADA requirements for buildings. David said that the DRB does not do building code review, and that the state Division of Fire Safety will review

whether this this meets the requirements per the Vermont Access Rules.

David asked the applicant to address concerns about parking. Nate said that per the zoning requirements, he had to distribute the dwellings across two buildings and that if he could consolidate the dwellings into one building, he'd be able to place more parking and community space. Nate said the design is conscious of the current built environment, and aimed to keep the building below three stories.

David said that Nate would be required to provide a photometric plan. Greg said that they can provide landscaping details in the formal application. Ryan and David discussed the trees that existed on the property before the clearing of the site. Felipe recommended installing at least one tree to replace the removed trees.

David asked if the applicants are interested in a combined preliminary/final subdivision review. Nate said yes.

VII. City Updates

Ravi told the DRB to spread the word about the surveys for the Comprehensive Plan, and said that the Planning Commission will be discussing future land use during their next meeting. Ravi mentioned the ribbon cutting of Main Street on September 30th.

VIII. Other Business

IX. Adjourn

Motion by: Aaron

Second: Ryan

Meeting End Time: 7:33 pm