

000206

Town of Warren
Development Review Board
Minutes of Meeting
Monday June 2, 2014

Members Present: Peter Monte, Chris Behn, Tom Boyle, Lenord Robinson and Virginia Roth.

Others Present: Sue Carter, Marilyn Miller, Matt Groom, Jack Garvin, Whit Phillips, Melissa Roberts, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:00 pm.

1. Application 2014-20-CU, Revision to use of existing Single family dwelling: The Applicant, **New Milford Management, Inc.**, requests permission for commercial use, described as Coffee Shop and Bakery with an on-site office. The project location is at 247 Main Street, on a .25 ± acre parcel in the Warren Village Commercial District (Parcel Id# 001000-200). This application requires review under Article 2, Table 2.10 (Warren Village Commercial District), Conditional Use (21) Article 3, Table 3.1, and Article 5(Development Review), §5.3(Conditional Use Review Standards) of the Warren Land Use and Development Regulations, as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012.

2. Other Business:

Mr. Monte called the meeting to order at 7:25 pm.

The only hearing of the evening was for the consideration of a Conditional Use permit application submitted by the New Milford Management Corp. [principal Cam Brown] for a change in use at 247 Main Street formerly known as the "Alta" building. Mr. Groom was representing the applicant and spoke to what the applicant wanted to do. They were proposing a mixed use of approx. two thirds of the building being used as residential space for a family of three, and the balance would be a coffee shop with baked goods operated by the family in residence. There may be a single employee yet to be determined. The focus of the DRB was that of parking making sure it met the requirements under the ordinance. They presumed the maximum possibility for residential use of two vehicles. In the event they had an employee that would be another parking space [now up to three total]. With the seven spaces that were designated and used when the building was operated by the previous owner that would leave four spaces for the coffee shop. The ordinance allows four "seats" for every one parking space for restaurants/eating establishments yielding a total of 16 seats for the proposed coffee shop.

During public comment on the application one neighbor questioned whether or not the parking spaces in front of the building were big enough. Another comment came from an employee of the previous owner who said the spaces in front were the right size and that they had a policy that required their employees to always park in the back of the building so that the front spaces could be utilized by patrons of the business. A couple questions were asked about the mention of coffee roasting in the application. Mr. Groom told the Board and the audience that the applicant wanted to possibly use one of the old decorative coffee roasters in the coffee shop – not a big time roasting operation – more of a novelty for the shop. Mr. Groom also confirmed that deliveries would be made at the rear of the building.

MOTION by Mr. Monte that in following the requirements of Article 3, Table 3.1 the Board limits the number of seats in the coffee shop to 16. **SECOND** by Mr. Behn. **DISCUSSION:** The math is as follows: there are a total of seven parking spaces; two spaces for the residential quarters, one for a potential

non-resident employee leaving a total of four spaces for the coffee shop. The standard is for one parking space for every four seats, thus 16 seats. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Behn that the residents and one employee be required to park at the rear of the building which is accessed off of Brook Road and that signage be provided in front indication that the parking in front of the building is "guest" parking. **SECOND** by Mr. Boyle. **VOTE:** all in favor, the motion passed.

The Board then reviewed the application under the standards of Article 5 Conditional Use Review.

MOTION by Mr. Monte that the Board finds the general standards of Sec. 5.3 (A) have been satisfied by the applicant. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the applicant is allowed to modify the Main Street entrance of the building to within the semi-circle shown on the plan submitted or the required front 10 foot setback. **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passed.

The possibility of the owner wanting to install an electric car charging station was brought up for discussion. There is nothing in the current regulations that speaks specifically to this but Mr. Groom wanted to mention it and shared that he thought it would be placed in board of the existing utility pole in front of the building facing Main Street.

A question came up about the hours that the coffee shop planned to operate. The DRB found no reason to limit the hours and said that they could open as early as 7am. [The Warren Store, which also sells coffee, operates from 8am to 6pm winter/spring and 8am to 7pm summer/fall]. Mr. Groom said he did not know for certain what hours they planned to operate the coffee shop. On the question of signage, Mr. Groom was told that the owner could put an unlit sign on the building but that once they knew what they wanted and if it was a free-standing sign that was lit, they would have to come back to the DRB. Also on the topic of lighting was whether or not any exterior lighting was planned especially for the walkway. Mr. Groom did not know what they owner had planned.

MOTION by Mr. Monte that the coffee shop/café shall contain their hours open to the public to between 7am and 8pm. **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passed.

The Board also found that the trash was designated on the plan as being contained inside in the back of the building.

MOTION by Mr. Monte that the Board approves Conditional Use as per the plans submitted and with the conditions as set forth below. **SECOND** by Mr. Behn. **VOTE:** Four in favor, one opposed, the motion passed with the majority voting in the affirmative. Four in favor, one opposed, the motion passed with the majority voting in the affirmative.

In other business the DRB signed the Simpson and Sellers Decisions and minutes. The meeting was adjourned at 8:45pm.

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