

**TOWN DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
March 16, 2021**

Members Virtual: Malcolm Teale, Chair; Mary Walz, Elisa Clancy, Tom Wawrzeniak  
Members Absent: Craig Fowler  
Staff Virtual: Ron Rodjenski, Town Zoning Administrator  
Guests Virtual: Breanna Friedrich, David Gagnier  
Guests Present: GMATV did not videotape this meeting.

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Mac called the meeting to order at 6:01 p.m.

1. **Welcome & Public Comment** – No public comment received and no changes to the agenda. Mac welcomed new member Elisa Clancy. The DRB now has five members & the change from seven members to five members became effective with a Selectboard vote on January 11, 2021.

2. **PUBLIC HEARING #1**

Application#2021-08 submitted by Breanna Friedrich for conditional use approval to operate a dog grooming salon as a home business. The project is on Lot 15 which is proposed for a new single-family home on the 2.37-acre parcel on Puckerbrush East Road (Parcel ID 17-081-015). The home business space will be no more than 50% of the proposed home's living area. The property is in the RR5 Zoning District and the application will be reviewed under the 2020 Town Land Use and Development Regulations, Section 7.8, Home Businesses.

Mac opened the hearing at 6:03 p.m. and read the public notice. Breanna provided a brief overview of the proposed home business for a dog grooming salon which will use about 44% of the home's residential finished floor area. Breanna stated that she spoke to residents on Puckerbrush East Road about the permit application, providing names of the property owners. Mary asked if this was a new business for her and Breanna stated that it was a new business, and she is planning on working 5 days per week. Mary asked about the traffic volume with four trips one-way for each dog – one drop off and one later pickup, and Breanna noted that some customers will wait in their cars. Breanna stated that visits range from a short time for dog nail trimming, to one hour for some treatments, and longer for large dogs, possibly up to 2 hours or more. Mac stated that a dog grooming or training facility was in the neighborhood in the past. Dave Gagnier agreed that Ian Grant did move his business to VFW Drive for more space. Mary asked about barking and noise and Breanna said the schedule was limited to two dogs at a time with no dogs kept outside and no fenced in area, so noise would not be a concern. Elisa stated that 5 customer visits per day is in the ordinance which would require up to 10 customer trips per day. Ron explained that the intent is to allow home businesses with up to 5 customer visits noting that the maximum number of trips is not in Section 7.8. With no employees, the number of trips is not increased for that purpose, but the regulations would allow 3 outside employees. Tom asked why the wastewater regulations require 400 gallons per day for each dog wash station and it's not noted in the new State WW permit. Dave explained that adding a dog grooming facility required a larger system at 490 gallons and the State did review the combination of four bedrooms and one grooming station. Tom stated that the state WW permit may need an amendment to address the wastewater needs of the home business and the applicant is responsible for meeting the state rules. Dave explained that the 1-bedroom house plus dog grooming station was approved by the State and designed by his consultant Matt Reed. Dave stated that the average dog uses 5 gal per wash, so with 5 dogs it is less than 30 gpd. One public comment was received from Jill Bubier at 309 Solar Way, letter dated March 9, 2021, requesting that there be "no outdoor holding pens or kennels for the dogs". Motion by Mary to close the public hearing and move into deliberations. Seconded by Tom. Voting: 5 in favor, 0 against, motion passed.

3. **Other Business** – None.

4. **Adjourn:** Motion by Elisa to adjourn, seconded by Mary, meeting adjourned at 6:54 p.m.

Submitted by Ron Rodjenski