May 6th ,2026

Members Present: Craig Powers (Chair)Donald Brodie (Vice Chair), Orland Campbell, Claudia Burns, Andrew Zinberg and Andrew Cairns

Others Present: Terry Findeisen (Zoning Administrator), Brian Foster, Sarah Dole, John Laveccio, Ramsay Gourd

Call to Order: 10:03 AM by Powers.

1. **Approval of the Draft Meeting Minutes for the Regular Meeting held March 4th, 2026**
   Motion: To approve minutes as corrected of the Regular Meeting of the DRB held Wednesday, March 4th ,2026.
   Motion made by Brodie. Motion seconded by Burns.
   Motion approved unanimously.

Zoning Permit Application:

2. Permit Number: 26-08
   a. 303 West Union Street
      i. New single-bedroom ADU with attached garage and woodshed proposed by DJK LLC / Brian Foster.
      ii. Discussion of building height, siding materials (antique wood boards), garage door, patio, and stone wall.
      iii. Key issue: whether the ADU's 960 sq ft complied with the 900 sq ft / 30% rule relative to the existing house.
      iv. Conditionally approved, subject to verification of existing residence SF relative to ADU square footage compliance.

   Motion: To Conditionally Approve Zoning Permit 26-08
   Motion made by Powers. Motion seconded by Burns.
   Motion approved unanimously.

3. Permit Number: 26-12
   a. 268 Riverbend Road
      i. New Screened porch
      ii. Finishes matching existing residence

   Motion: To Approve Zoning Permit 26-12
   Motion made by Powers. Motion seconded by Burns.
   Motion approved unanimously.

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4. Permit Number: 26-13
   a. 4181 Main Street
      i. Phase 1 renovations to a cottage behind Cat Bird Studio: screened porch, shed roof mudroom, bay window extension, siding replacement (cedar shingles), window replacements, and skylight.
      ii. Phase 2 Garage design to be reviewed by Zoning Administrator Officer prior to submission of amendment to Permit 26-13 for zoning setbacks compliance.

Motion: To Approve Phase 1 Zoning Permit 26-13
Motion made by Powers. Motion seconded by Burns.
Motion approved unanimously.

5. Permit Number: 26-15
   a. 110 Franklin Avenue
      i. Additions include infills on both sides of the rear wing; a gym on the north side, a mudroom on the south side and freestanding one-car garage
      ii. Windows replaced with simulated divided lites
      iii. The additions and garage finishes match the existing building

Motion: To Approve Phase 1 Zoning Permit 26-15
Motion made by Powers. Motion seconded by Brodie.
Motion approved unanimously.

6. Permit Number: 26-16
   a. 430 Riverbend Drive
      i. Additions include a garage connected to the house with an open breezeway and a small bay window.
      ii. Existing exterior brick veneer to be replace with stone veneer, clapboard replace with wood shingles in some areas.

Motion: To Approve Phase 1 Zoning Permit 26-16
Motion made by Cairns. Motion seconded by Campbell.
Motion approved unanimously.

Other Business:

Adjournment: 10:23 AM

Motion: To adjourn.
Motion made by Campbell. Motion seconded by Burns.
Motion approved, unanimously.

The next regular meeting of the Development Review Board will be held at 10:00 AM on Wednesday, June 3rd ,2026.

Respectfully submitted,

Terry Findeisen
Zoning Administrative Officer

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