

City of Montpelier, Vermont

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DEVELOPMENT REVIEW BOARD MEETING

Monday, July 21, 2003, 7:00 p.m.

City Council Chambers, City Hall, 39 Main Street

*The front doors of City Hall may be locked after 4:30 PM,
please enter at the rear of the building.*

AGENDA

7:00 p.m.

1. Call to order by the Chair.
2. Approval of July 7, 2003 meeting minutes, if available.
3. Comments from the Chair

7:05 p.m.

4. Consent Agenda

a) Design Review - CB-I/DCD
100 State Street

Applicant: Capitol Plaza Hotel (Frederick Bashara)

- Removal of ramps to be replaced with stairs.
- Lighting for signs with gooseneck ramps.
- Design Review Committee recommends approval as submitted.
- Staff requests that prior to the issuance of the zoning permit a revised site and landscape plan be submitted.

b) Design Review - CB-I/DCD
44 Main Street

Applicant: Jeffrey Jacobs

- Repaint façade of building.
- Design Review Committee recommends approval as submitted with clarifications.

c) Design Review -CB-I/DCD
1 Pitkin Court

Applicant: City of Montpelier (Police Department)

- Relocation of antenna and base station to police station.
- Design Review Committee recommends approval as submitted.

7:15 p.m.

5. Continuation of Public Hearing - Variance - MDR

16 Harrison Avenue

Applicants: Milly Archer and Jake Brown

- Removal of existing shed to be replaced with a new 6' x 10' shed.
- Required side yard setback: 20 feet
Proposed side yard setback: 1 foot
Side yard variance requested: 19 feet

7:20 p.m.

6. Public Hearing - Sign Permit Application Variance - GB

51 Berlin Street

Applicant: Damartin Quadros

- 80 square feet total, two sided ground sign to be internally illuminated.
- Maximum square footage of ground signs in the GB district is 75 square feet
5 square foot variance required for main sign and a total 7.92 square feet for informational signs.

7:40 p.m.

7. Public Hearing - Variance - MDR

179 River Street

Applicant: William and Melodie LaPorte

- 10' x 12' residential addition
- Required side yard setback: 20'
 Proposed side yard setback: 16'
A 4' side yard variance is required.

7:50 p.m.

8. Public Hearing - Variance - LDR

1118 Terrace Street

Applicant: Soren Pfeffer and Irene Facciolo

- 8'6" x 16'6" deck
- Required rear yard setback: 75'
 Proposed rear yard setback: 65'
A 10' rear yard variance is required.

8:00 p.m.

9. Public Hearing - Variance - Site Plan Review - GB

85 Granite Shed Lane

Applicant: GB Real Estate

- 2,100 square feet office addition
- Required side yard setback: 20'
 Proposed side yard setback: 10'
 Required rear yard setback: 20'
 Proposed rear yard setback: 19'
A 10' side yard variance and a 1' rear yard variance is required.

8:15 p.m.

10. Sketch Plan - Planned Residential Development - MDR

Trillium Hill Road

Applicant: Noyes and Noyes

- Single lot approval on a previously deferred lot and single family dwelling

8:30 p.m.

11. Public Hearing - Appeal - MDR

Off Lague Road - Overlook Development

Appellant: Robert Roesler, Esq. representing Roger McCormick

- Appeal of Administrative Officer's decision not to extend expired permit by more than 12 months.
- Request for an extension of the permit.

8:50 p.m.

12. Site Plan Review - GB

186 River Street

Applicant: James Barrett

- 6,080 square feet retail/office building.
- 2,394 square feet, 124 seat restaurant and removal of building.
- Applicant requested postponement of application review to August 4, 2003.

13. Other Business

- _____

14. Adjourn

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