

City of Montpelier, Vermont

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DEVELOPMENT REVIEW BOARD MEETING

Monday, August 18, 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 August 4, 2003 meeting minutes, if available.
3. Comments from the Chair

7:05 p.m.

4. Consent Agenda

a) Sign Permit Application - CB-I/DCD
27 Langdon Street

Applicant: Fred Wilbur, Buch Spieler

- 36" x 60", back to back projecting sign.
- Design Review Committee recommends approval as submitted.

b) Design Review - CBI/DCD
139 Main Street

Applicant: JAJ, Ltd., Linda Johnston

- Change of exterior colors.
- Design Review Committee recommends approval as submitted with the option that the rear stair case could be stained a similar color to the body of the building.

c) Sign Review Application - CBI/DCD
20-22 State Street

Applicant: Michael Woodfield, State Street Market

- One 2' x 27' wall sign and one 2'-6" x 3' oval wall sign.
- Design Review Committee recommends approval as submitted with the adjustments that the electrical conduit down the center column will be painted to match the brick, and the City Deli light fixture on center column will be painted black.

d) Design Review - CBI/DCD
20-22 State Street

Applicant: Michael Woodfield, State Street Market

- Façade alterations.
- Design Review Committee recommends approval as submitted with the option that the Applicant may install exterior upper window dividers to enhance dividers' effect and appearance of depth.

e) Site Plan Review - CB-II/DCD
23-25 School Street

Applicant: Petersen Group Architects

- Approval to relocate and replace a switchboard.
- Design Review Committee recommends approval as submitted with the following

adjustments:

- The six foot tall transformer be located to the southwest of the rear corner of the building, adjacent to fuel tanks as indicated on site plan;
- Bollards, 6 feet on center, be located on the west and south sides of the switchboard;
- The existing chain link fence be moved closer to property line; and
- The electric meter be located on corner of building near proposed switchboard as shown on site plan.
- Staff requests that information regarding the elevation of the switchboard and the 100 year flood elevation be provided prior to issuance of a zoning permit.

7:15 p.m.

5. Public Hearing - Variance - MDR

9 Pinewood Road

Applicants: Douglas Bresette

- Enlargement of an existing 8' x 4' shed to a 10' x 16' shed.

	Rear Yard	Side Yard
Required setbacks:	30 feet	20 feet
Proposed setbacks:	20 feet	10 feet
Variance required:	10 feet	10 feet

7:25 p.m.

6. Public Hearing - Variance - LDR

45 Dover Road

Applicant: Edward Linton

- Construction of 12' x 13' sauna.

	Rear Yard	Side Yard
Required setbacks:	75 feet	40 feet
Proposed setbacks:	35 feet	30 feet
Lot coverage maximum 10%		
Setback variance required:	40 feet	10 feet
68.5 square foot lot coverage variance		

7:35 p.m.

7. Public Hearing - HDR

6 Cross Street

Applicant: Lené Muller

- Removal of existing flat roof and adding a peaked roof to create additional living space.

	Rear Yard	Rear Yard
Required setbacks:	30 feet	30 feet
Proposed setbacks:	9 feet	0 feet
Setback variance required:	21 feet	30 feet

7:45 p.m.

8. Site Plan Review for Development within a Planned Development - MDR

Trillium Hill Road

Applicant: Noyes and Noyes

- Construction of a 24' x 36', 30' high single family home and a 18' x 24' garage.

8:00 p.m.

9. Public Hearing - Subdivision - MDR

Cityside Drive

Applicant: Kenneth Senecal

- Four lot subdivision with four single family dwellings.

10. Other Business

- _____

11. Adjourn

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