

# City of Montpelier, Vermont

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**DEVELOPMENT REVIEW BOARD MEETING**  
**Monday, May 2, 2005, 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 April 18, 2005 meeting minutes, if available.**
- 3. Comments from the Chair**

7:05 p.m.

**4. Public Hearing - Site Plan & Design Review -AI-PUD- HDR**

56 College Street

Applicant: New England Culinary Institute

- Lower eaves of connector
- Landscape alterations
- Reduction in width of drive
- Exterior lighting
- DRC recommends approval as submitted.

7:20 p.m.

**5. Public Hearing - Variance - LDR**

46 Phillips Road

Applicant: Brian Cain

- Construction of second story residential addition on existings ingle family residence
- A variance of 15' from the rear yard setback requirement.

7:35 p.m.

**6. Public Hearing - Variance - HDR**

2 Peck Place

Applicant: Barbara Bruno

- Construction of an attached shed to an existing single family residence
- A variance of 6' from the eastern side yard setback requirement
- A variance of 10' from the southern side yard setback.

7:50 p.m.

**7. Public Hearing - Variance - LDR**

110 Chestnut Hill Road

Applicants: Richard and Katherine VandenBergh

- Construction of 14' x 14' deck addition on a single family residence.
- A variance of 60' from the rear yard setback requirement
- A variance of 1.8% from the coverage requirement.

8:05 p.m.

**8. Continuation of Site Plan Review - GB**

37 Berlin Street

Applicant: Jon Anderson for Cumberland Farms

- Addition of six (6) fueling positions
- Addition to gas island canopy
- Parking lot layout and ingress alterations
- Other associated site improvements

8:20 p.m.

**9. Public Hearing - Conditional Use Review - IND**

358 Gallison Hill Road

Applicant: Alan Lendway

- Construction of 10,080 sq. ft. building for office use
- Change of use of 2,000 sq. ft. of existing warehouse to retail
- Construction of parking, ingress and egress and other site alterations.

8:35 p.m.

**10. CONTINUED -Public Hearing - Conditional Use and Design Review - RIV/DCD**

623 Stone Cutters Way

Applicant: Hunger Mountain Coop, Rowen Hurley

- Temporary 28' x 9' refrigerated trailer
- ADDITIONAL INFORMATION TO BE DISTRIBUTED AT MEETING

8:45 p.m.

**11. Site Plan Amendment and Design Review - RIV/DCD**

493-535 Stone Cutters Way

Applicant: River Station Properties II, LLC

DRC tabled application, tentatively rescheduled for review by the DRC on May 3, 2005

**12. Other Business**

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**13. Adjourn**

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