

# City of Montpelier, Vermont

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**DEVELOPMENT REVIEW BOARD MEETING**  
**Monday, May 15, 2006, 7:00 PM**  
**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 May 1, 2006 meeting minutes, if available.
3. Comments from the Chair

7:05 p.m.

**4. Design Review & Site Plan Review - CB-I/DCD**

89 State Street

Applicant: Vermont Mutual Insurance Company

- Installation of an emergency power generator on the roof of the single story storage/maintenance/boiler room area.
- DRC recommends that a visual representation to scale in terms of size of generator unit and its proposed location as viewed from Governor Davis Avenue, particularly from the Pavilion entrance be submitted at DRB meeting.

7:20 p.m.

**5. Continuation of Public Hearing - Request for Conditional Use Approval & Site Plan Review - GB**

354 River Street

Applicant: Frank Alexander, Primax Properties

- Construction of a 22,670 sf building for retail store, site to include 20,200 sf outdoor display area enclosed by an 8' chain link fence, parking and loading spaces, lighting, landscaping and storm water detention and treatment facilities.

7:30 p.m.

**6. Continuation of Public Hearing - Amendment to a Planned Residential Development & Site Plan Review - MDR/HDR**

Cedar Hill Lane

Applicant: Bernard Chenette

- Reconfiguration of the parking area, including drainage, and lighting.

7:50 p.m.

**7. Continuation of Public Hearing: Planned Development - Conditional Review for Subdivision - GB/MDR**

Capital Heights - Hebert Road/River Street

Applicant: Fecteau Residential, Inc.

- Development on two lots totaling 77.8 acres
- Phase 1 - one commercial lot, 24 condo units, 5 single family units
- Phase 2 - 24 single family and 4 (four) condo units
- Phase 3 - 40 condo and 16 single family units
- Phase 4 - 46 condo units

9:00 p.m.

**8. Continuation of Public Hearing - Conditional Use Review& Site Plan Review - MDR**

383 Sherwood Drive

Applicant: Family Center of Washington County

- Change of use of 3,700 sf building from church use to community center use on 1 acre parcel of land;
- including but not limited to parking alterations, drainage, and landscaping.

**9. Continuation of Site Plan Review - MDR**

Sherwood Drive

Applicant: Family Center of Washington County

- Construction of an 8,500 sq. ft. child care facility on a 9.2 acre parcel of undeveloped land including but not limited to construction of parking lot, landscaping , drainage, access and lighting.

**10. Other Business**

- \_\_\_\_\_

**11. Adjourn**

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