

Montpelier Development Review Board

June 18, 2007

City Council Chambers

Approved

Present: Philip Zalinger, Chair; Kevin O'Connell, Vice-Chair; Alan Blakeman, Roger Cranse, Ylian Snyder, Jack Lindley, and Guy Teschmacher.
Staff: Leslie Ratley-Beach

Call to Order:

The meeting was called to order by Mr. Zalinger at 7:00 p.m.

Minutes:

The first item on the agenda is the review of the Board's minutes from May 21 and June 4. The May 21st minutes require the participation of Kenneth Matzner, Roger Cranse, Alan Blakeman and Guy Teschmacher. Alan Blakeman moved approval of the minutes of May 21, 2007, and Guy Teschmacher seconded the motion. The Development Review Board Minutes of May 21, 2007 were adopted unanimously.

The minutes of June 4, 2007 require the participation of Kevin O'Connell, Alan Blakeman, Roger Cranse, Ylian Snyder, Jack Lindley and Jeremy Hoff. Roger Cranse moved approval of the June 4th minutes, with Alan Blakeman seconding the motion. The minutes of the Development Review Board for June 4, 2007 were adopted unanimously.

I. Design Review – CB-I/DCD

69 Main Street – Montpelier Pharmacy
Applicant: Richard Harvie
Front and Rear Signs

Mr. Zalinger inquired if the applicant was in agreement with the Design Review Committee's recommendations, and he agreed he was. Mr. O'Connell moved approval of the application as amended by the recommendations of the Design Review Committee. Mr. Cranse seconded the motion. The application for design review at 69 Main Street, the Montpelier Pharmacy, was approved unanimously 7-0.

II. Design Review – CB-II/DCD

142 Main Street
Applicant: Paul and Eleanor Baril
Replacing 33 Windows and Mansard Roof

Mr. Zalinger recused himself from participating in discussion of this agenda item because he is the applicant's neighbor but will continue to facilitate the meeting without voting or participating.

Mr. Zalinger explained to the applicant that the Board doesn't take new evidence unless the applicant disagrees with the Design Review Committee's recommendations. He asked if Mr. Baril was in agreement with the DRC's recommendations, and he said he was. Mr. Lindley moved approval of the application for design review at 142 Main Street with recommendations from the DRC. Mr. Blakeman seconded the motion. The application was approved unanimously 6-0, with Mr. Zalinger abstaining.

III. Design Review – CB-I/DCD

50 State Street – Vermont Trading Company
Applicant: Terri L. Hill
Replacing Sign

Mr. Zalinger asked the applicant if she had reviewed the recommendations of the Design Review Committee. The recommendation is to approve the application as submitted. Ms. Snyder moved approval of the application

for design review for 50 State Street as submitted, with Mr. O'Connell seconding the motion. The application received unanimously approval 7-0.

IV. Design Review – HDR/DCD

Dewey Hall/West Street

Applicant: Paul N. Meier/Union Institute

Landscaping

Mr. Cranse recused himself from participating in discussion of the Union Institute's application.

The Design Review Committee has approved the application as submitted. Ms. Snyder moved approval of design review for Dewey Hall/West Street occupied by The Union Institute. Mr. Blakeman seconded the motion. The application for design review at Dewey Hall/West Street was approved unanimously 6-0, with Mr. Cranse abstaining.

V. Design Review – HDR/DCD

4 Witt Place

Applicant: Jon and Betsy Anderson

Replacing Windows

Ms. Snyder recused herself from the application at 4 Witt Place.

The Design Review Committee recommended to approve the application as submitted. Mr. O'Connell moved approval of the application for 4 Witt Place as submitted. Mr. Lindley seconded the motion. Design review for the application at 4 Witt Place was approved unanimously 6-0.

VI. Continuation of Design Review – MDR/DCD

7 Hubbard Street

Applicant: Jo-Ann Lowell

Replacing Windows and Adding Vinyl Siding.

Mr. Zalinger administered the oath to the applicant, Jo-Ann Lowell. Mr. Zalinger said it appears there was a compromise between the applicant and the Design Review Committee. Ms. Lowell said she is going to keep the wood trim and put vinyl to replace the clapboards. She told the Board she needed to remove the existing clapboards because they are in bad shape. All of the insulation has been removed.

Mr. Zalinger said there appears to be a variety of recommendations from the Design Review Committee. The DRC has recommended approval of the application as to the vinyl siding with the following adjustments and conditions:

- a. Remove all existing wood clapboards.
- b. Use house wrap
- c. Install foam "breathable" backer not foil backer
- d. Employ barn red vinyl clapboards
- e. Everything else will be wood and painted American Walnut or some other neutral earth tone. The applicant wanted to add barn red for the trim.
- f. Vertical box lattice of wood will be used.
- g. Repair all rot, if sheathing is rotten that is to be replaced, too.
- h. Trim is to match the existing trim and will use a Dado edge to overlap the vinyl so that the effect is to minimize the obvious features of vinyl that detracts from the historic district.
- i. Any changes to the above that applicant proposed must be first reviewed and approved by DRC including landscaping and off street parking.

Mr. Zalinger said it appeared that a compromise was reached. Mr. Blakeman moved approval of the application at 7 Hubbard Street, along with the staff and advisory comments. Mr. Zalinger said the Board is going to expand upon the recommendations the Design Review Committee made and permit barn red as an additional color for trim and other wood. Mr. Blakeman said he would allow his motion to be amended. Mr. Lindley seconded the motion. The application for 7 Hubbard Street was passed unanimously 7-0.

Other Business:

Review of the Development Review Board's decision on 51 Berlin Street, Dunkin Donuts. The decision was approved by members of the Board and was signed by Acting Chair Jack Lindley. (Kevin O'Connell voted "no" and Phil Zalinger recused himself.)

The next meeting is July 2, 2007.

Ms. Ratley-Beach said the Planning Department is looking at Hunger Mt. Co-Op's expansion plans.

Adjournment:

The meeting of the Development Review Board was adjourned.

Respectfully submitted,

Leslie Ratley-Beach,
Planning and Zoning Administrator

*Transcribed and prepared by:
Joan Clack, City Clerk & Treasurer's Office*