

**Montpelier Development Review Board Meeting
August 3, 2015**

Approved August 18, 2015

Present: Philip Zalinger, Kevin O'Connell, Daniel Richardson, Jack Lindley, Roger Cranse, James LaMonda, Michael Sherman, Sarah McShane – staff.

Call to order: The meeting was called to order by the Chair, Phil Zalinger.

Approval of the agenda: Kevin made a motion to accept the agenda as presented, Roger seconded. The motion passed on a 7-0 vote.

Comments from the Chair: There were no comments from the Chair.

Review of minutes of July 20, 2015: Will Schebaum was present and voted in agreement on all matters. The minutes should reflect his attendance and his vote be counted in the totals. Jack made a motion to approve the minutes as amended, Michael seconded. The motion passed on a 5-0 vote, with Dan and Kevin abstaining.

5 Cliff Street

Owner/Applicant: Mary Andes

Design review to remove two front doors and replace with four new doors.

The applicant was in attendance.

Kevin made a motion to approve the application with the recommendations of the DRC, James seconded. The motion passed on a 7-0 vote.

8 State Street

Owner: Candice Moot Applicant: Jennifer Overton

Design review for a wall mounted sign.

The applicant was present. The application was approved by the DRB on July 21 on a 5-0 vote with no conditions or recommendations.

James made a motion to approve the application as presented, Michael seconded. The motion passed on a 7-0 vote.

121 Granite Shed Lane

Owner/Applicant: George Butler

Preliminary and final subdivision approval for a two lot subdivision.

David Blythe was present representing George Butler. Both sites will be served by municipal water and sewer. George Butler will continue to use his property as a car repair business. Neither lot has frontage on a public road. Both sites will be served by easement access on Granite Shed Lane. Staff recommendation is that the shared access easement agreement be recorded in the town records.

A permit was already granted to the use of the proposed second lot.

Dan made a motion to approve preliminary and final subdivision with the staff recommendation, James seconded. The motion passed on a 7-0 vote.

301 River Street

Owner/Applicant: Junction Associates

Site plan review approval to change the use from a single family unit to an office use.

Jason Merrill, Elliot Curtin, Shawn Isham, and Brian Emmons were present for Junction Associates. DPW recommended cutting trees for better visibility for the driveway. The applicants will consult with an engineer and get a better plan to present to the Board.

Snow removal and storage on the lot should be addressed in the updated plan, as should any exterior lighting and signage.

Dan made a motion to continue the application to August 18, Jack seconded. The motion passed on a 7-0 vote.

168 Grandview Terrace

Owner/Applicant: Dale and Mary Frances Stafford

Variance requests from maximum building coverage and front yard setback to demolish existing garage and build a garage and breezeway.

The applicants were in attendance. The existing garage is a one car garage, they wish to demolish this to build a two car garage and a 10x14 addition to connect the house and the garage. The existing structure and the lot are nonconforming.

The variance criteria were reviewed.

The house is about 10-12 feet outside the setback. The applicant stated that the house was built around 1974 and the lot was created about the same time but any title searches done don't make that clear. The Chair believes it was before then.

There are other places on the lot the garage could be constructed within the setback. The topography is such that there is a steep, clay bank in the back. The proposed placement makes use of the existing driveway.

Kevin made a motion to approve the application as presented, Dan seconded. The motion passed on a 7-0 vote.

Other Business: 125 Barre Street – design review for an outdoor pizza oven - Owner/Applicant: Another Way Inc. - application withdrawn by applicant.

Next meeting: Tuesday, August 18th, 2015. The first meeting in September will be on September 8, a Tuesday since Monday is Labor Day.

Adjournment: James made a motion to adjourn, Michael seconded. The motion passed on a 7-0 vote.

Respectfully submitted,

Tami Furry
Recording Secretary