

**Montpelier Development Review Board Meeting
September 21, 2015**

Approved as submitted on October 5, 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: Michael made a motion to approve the agenda as submitted, Dan seconded. The motion passed on a 7-0 vote.

Comments from the Chair: The applicant for 9 Northfield Street and the applicant for 76 Gould Hill Road have requested to continue their applications until October 5.

Review of minutes of September 8, 2015: The voting should be changed to 7-0 from 8-0 because there was alternate voting.

Roger made a motion to approve the minutes with the correction, James seconded. The motion passed on a 7-0 vote.

100 Main Street

Owner: Karl Miller Applicant: Mary Alice Profit
Design review for new sign.

The applicant was present.

The DRC reviewed and approved the application as presented on September 1 on a 4-0 vote.

Kevin made a motion to approve the application, Michael seconded, the motion passed on a 7-0 vote.

30 School Street

Owner/Applicant: Paul Guare
Design review to replace front steps.

The DRC reviewed and approved the application as presented on September 15 on a 4-0 vote with options on the color of the railing.

Dan made a motion to approve the application, Roger seconded, the motion passed on a 7-0 vote.

16 State Street

Owner/Applicant: Scott Fitzgerald
Design review to replace three second story windows.

The applicant was present.

The DRC reviewed and approved the application as presented on September 15 on a 4-0 vote.

Dan had a question about the replacement window material.

Dan made a motion to approve the application, Jack seconded, the motion passed on a 7-0 vote.

47 Court Street

Owner: Mary Eversole Applicant: Design Signs Inc. (John Floyd)

Design review approval for two signs.

The applicant was present.

The DRC reviewed and approved the application as presented on September 15 on a 4-0 vote with the clarification from the applicant that the wall mounted sign will be attached to mortar joints of the brick with stainless screws.

Dan made a motion to approve the application with the clarification, James seconded, the motion passed on a 7-0 vote.

60 Main Street

Owner: Overlake Park LLC. (Leased by the City of Montpelier) Applicant: Bourne's Energy/Jim Kurrle Site

Plan and design review to place a 1,000 gallon propane tank at location of two existing tanks.

Jim Kurrle was present.

Jimmy Quinn from the Montpelier Fire Department had no issue with the placement of the tanks. The new tanks will be to the left of the existing tanks. There will be concrete blocks in front of it so cars will not bump into them. Positive Pi is going with Bourne's for their propane so a new tank is necessary.

Jack made a motion to approve the application for site plan and design review, Michael seconded, the motion passed on a 7-0 vote.

9 Northfield Street

Owner: Nailly Holdings LLC Applicant: Susan McGrory

Conditional use review to convert existing apartment into a hair salon.

The applicant wants to continue this application until October 5 since she can't make this meeting due to illness.

Kevin made a motion to continue the application to October 5, Jack seconded, the motion passed on a 7-0 vote.

14 Liberty Street

Owner/Applicant: Alison Hollingsworth

Variance request from side yard setback to relocate exterior stairs.

The applicant was present.

The house in which she lives has an apartment that had exterior stairs that had been removed. She would like to build new ones. The adjacent barn needs repairs or razing but either way, it would damage the stairs if they were to be placed where they had been.

Bill Brassard, the adjoining property at 16 Liberty was sworn in. He expressed concern with ice and debris that comes off his building and the application building.

Steven Walke, from 12 Liberty Street supports the application. He has lived at his property for over 40 years and has seen the barn deteriorate.

The variance criteria were considered and deemed to allow for the variance.

Kevin made a motion to grant the variance, Dan seconded. The motion was denied on a 2-5 vote.

76 Gould Hill Road

Owner/Applicant: Casey Ellison

Sketch plan review for a planned unit development to create a personal services establishment, 'bath house' and associated medical office space.

James made a motion to continue the application to October 5, Jack seconded, the motion passed on a 7-0 vote.

Other Business: 27 Court Street - site plan, design review, variance(s), and demolition of historic structure. Approval to raze portions of a contributing historic structure for the purpose of rehabilitating and converting the existing historic three family dwelling into mixed office and residential (two dwelling units) space. Owner/Applicant: Theodore B. Fetter - application withdrawn by applicant on 8/31/15-.

Next meeting: Monday, October 5th, 2015

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

Respectfully submitted,

Tami Furry
Recording Secretary