

**Montpelier Development Review Board Meeting
October 3, 2016**

Approved on October 17, 2016

Present: Kevin O'Connell, Daniel Richardson, Jack Lindley, James LaMonda, Kate McCarthy, Sarah McShane – staff.

Call to order: The meeting was called to order by the Vice-Chair, Dan Richardson.

Approval of the agenda: Kevin moved to approve the agenda as presented, James seconded. The motion passed on a 5-0 vote.

Comments from the Chair: The 56 College Street application has been tabled.

Review of minutes of September 6, 2016: Jack moved to approve the minutes as presented, Kate seconded, the motion passed on a 4-0 vote with James abstaining.

29 Corse Street

**Owner: David Contrada Applicant: Joel Goon
Design review approval for window replacement.**

The applicant wasn't present, so the Board approved the application based on the DRC's approval and recommendations.

Jack made a motion to approve the application, James seconded. The motion passed on a 5-0 vote.

8 State Street

**Owner: Candice Moot Applicant: Lauren Andrews
Design approval for wall sign.**

The applicant was present. At the September 19 DRC meeting, there was an option given for gooseneck exterior lighting.

James made a motion to approve the application with the DRC option, Kate seconded. The motion passed on a 5-0 vote.

7 East State Street

**Owner: Heney Family, LLC Applicant: David Herring
Design review approval for signage.**

The applicant was present. The application is for a projecting and two wall signs. The DRC made recommendations that the projecting sign be illuminated by LED lighting strips and the wall signs be reduced in size to comply with regulations.

Kevin made a motion to approve the application with the recommendations of the DRC, Kate seconded. The motion passed on a 5-0 vote.

131 Elm Street

Owner: Paul Laffal Applicant: Ernie Parrish

Design review approval to repair and replace existing exterior staircase/porch.

The applicant was present. The DRC provided that galvanized steel treads may be used for the stairs.

James made a motion to approve the application with the options to use wooden or steel treads, Kevin seconded. The motion passed on a 5-0 vote.

207 Barre Street

Owner: Trevor Cole and Kelly Taft Applicant: Jules Guillemette and Crystal Madera

Design review approval for a new sign and exterior modifications. Conditional use approval for an amendment to existing eating and drinking establishment.

The applicants were present. No public comments were submitted.

The application is for a new projecting sign, to fill in a side door on the eastern side of building, and to the paint front door.

The conditional use is to add a retail component and to expand the hours.

Kate made a motion to grant design review approval, James seconded, the motion passed on a 5-0 vote.

Jack made a motion to grant conditional use approval, Kevin seconded, the motion passed on a 5-0 vote.

500 North Street

Owner: Martha and David Wales Applicant: Zachary Hunter

Sketch plan review for a two lot subdivision.

The applicant was present. The applicant would like to subdivide 4 acres of 20 acres for a primary residence. A curb cut and access would be created. The applicant hasn't spoken to anyone in regard to wetlands and other issues that might affect the placement of the house.

Jack made a motion to combine preliminary and final site plan approval, Kate seconded. The motion passed on a 5-0 vote.

35 Prospect Street

Owner/Applicant: Kathleen Burroughs

Site plan approval to change use of first floor apartment to a licensed child care facility and a variance request for the construction of a deck on the northwest side of the property.

The applicant was present. Kevin stated that he is a resident of Prospect Street but has no fiduciary interest in this project.

The applicant currently runs a daycare by National Life, who is her corporate sponsor. New guidelines make the current space unusable for the 48 children for which she is currently licensed. She has had the licensing department of the state come and check out the state.

The Board would like to see a circulation plan for traffic flow and a specific map of where the parking would be and the parking space size.

A neighbor, Paul Somerset, spoke about concerns with the traffic and the deck disturbing the trees and shrubs and affecting the runoff. There is a retaining wall there which might affect the anchoring of the deck.

James made a motion to table the application to October 17, Kate seconded. The motion passed on a 5-0 vote.

Other Business: The 56 College Street application for site plan approval and approval to change nonconforming use from academic offices to non-academic office has asked to be tabled to October 17 by the applicant. James made a motion to table this application, Kevin seconded. The motion passed on a 5-0 vote.

The next regular meeting will be on October 17.

Adjournment: Kevin made a motion to adjourn, Kate seconded.

Respectfully submitted,

Tami Furry
Recording Secretary