

**Montpelier Development Review Board Meeting
November 17, 2014**

Approved 1/5/15

Present: Philip Zalinger, Roger Cranse, Daniel Richardson, James LaMonda, Josh O'Hara, Dina Bookmyer-Baker – staff.

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

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

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

Review of minutes of November 3, 2014: Josh made a motion to approve the minutes as presented, Dan seconded, the motion passed on a 5-0 vote.

29 Terrace Street

Owner/Applicant: Karen Schwartz

Conditional use review to turn one bedroom of a single family home into a Bed and Breakfast.

The applicant was present. She is the sole owner and the sole occupant. The lower level has a bedroom she would like to rent out as a bed and breakfast. She spoke to her neighbors and no one objected. There will not be a sign. The bedroom has a galley kitchen and she doesn't plan to serve meals. The Board verified that there were at least three dedicated parking spaces at the property.

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

12-16 Main Street

Owners: City of Montpelier and Jay White, Thomas T. Mowatt Revocable Trust

Applicant: Diantha S. Korzun, Gossens Bachman Architects

Site plan and design review to build a new, mixed use two story building

Greg Gossens and Diantha Korzun from Gossens Bachman Architects, Ron Lyon from Dubois & King, and Jessie Baker from the City of Montpelier.

The Montpelier Beverage Mart will be on the first floor of a new two-story building and the upstairs will be office space. The present building will be demolished. 7,088 square feet will be the size of the new building.

Joan and Milton Beard, adjoining property owners, were present just to monitor the deliberations, especially regarding the digging that will happen and the storm water issues.

Dan made a motion to approve the design review, with the recommendations of the DRC, Roger seconded. The motion passed on a 5-0 vote.

The site plan evidence was closed and Josh made a motion to take it under advisement, Roger seconded. The motion passed on a 5-0 vote.

Other Business: Discuss cutting back on number of meetings during the winter month—at least during January and February cutting back to one meeting. The general consensus of the Board was to allow staff to determine whether a meeting is feasible or not.

Next meeting will be December 1, 2014.

Adjournment: James made a motion to adjourn, Dan seconded, the motion passed on a 5-0 vote.

Respectfully submitted,

Tami Furry
Recording Secretary