

**Montpelier Development Review Board Meeting
September 3, 2013**

Approved at the 10-21-13 meeting

Present: Philip Zalinger, Roger Cranse, Daniel Richardson, Jack Lindley, James LaMonda, Josh O'Hara, Gwen Hallsmith – staff.

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

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

Review of minutes of August 5 and August 19, 2013: Dan made a motion to approve the minutes of August 5, Josh seconded, the motion passed unanimously. Roger made a motion to approve the August 19 minutes, Dan seconded, the motion passed unanimously.

3-5 Cedar Street

Owner/Applicant: Jason and Heather Merrill

Site plan review and variance request to demolish existing structure and construct a 6 unit residential structure.

Jason Merrill was present. The lot is a non-conforming lot. The current 2 unit historic building has been condemned by the Building Inspector and has not been occupied since 2008. It is about 500 square feet short of the lot requirement for a 6 unit structure. When purchased in 2005, it had 3 apartments and 4 efficiencies.

There was a discussion about the condemnation order and whether it simply stated the building could not be occupied or if it also stated that the building needed to be demolished.

Candy Moot was also present regarding this application. Ms. Moot owns property that abuts Mr. Merrill's property. Her property has a right-of-way that shares a driveway. She had questions regarding the details that were not in the Board's purview and need to be addressed to Mr. Merrill directly.

The application was tabled until September 16 to allow for estimates on rehab for the property and if it would cause undue financial hardship for the owner. Clarification of the condemnation order will also be reviewed. Dan made a motion to continue the application to September 16, Jack seconded, the motion passed unanimously.

Vermont College of Fine Arts Street

Owner/Applicant: Vermont College of Fine Arts

Update master plan and sign plan for AIPUD.

Dan and James recused themselves from this portion of the meeting.

Bill Kaplan, senior VP of the College and Gerry Tarrant, attorney, were present.

Part of the sign plan contains universal 10' setback for all signage. A future idea was nose-in parking near the tennis courts.

Other Business: The applicant for 367 River Street project has asked for a later date for review, to be determined.

There are two vacancies for alternates for the Development Review Board.

Adjournment: Jack made a motion to adjourn, Jack seconded, the motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary