

**Montpelier Development Review Board Meeting
October 1, 2012**

Subject to review and approval

Present: Philip Zalinger, Kevin O'Connell, Roger Cranse, John Lindley, III, Daniel Richardson, James LaMonda, Harvey Golubock, Josh O'Hara, Clancy DeSmet.

Call to order: The meeting was called to order by Vice Chair, Kevin O'Connell.

Review of minutes from September 4, 2012: Motion made by James LaMonda to approve the minutes as presented, seconded by Daniel Richardson, motion passed unanimously with Kevin O'Connell abstaining.

21 Main Street

American Legion Post # 3

To replace roofing materials on front canopy and side porch

James LaMonda recused himself, as he is a member of the Sons of the American Legion.

Chuck Kaparis and Dick Harlow presented the application. Jack Lindley made to motion to approve the application as presented, Daniel Richardson seconded, motion passed 6-0.

97 State Street

Owner – Fred Bashara

Vinyl graphics on exterior of window (sign)

The applicant, Philip Walsh wishes to place a 42 square foot sign. A question was raised about the regulation stating that the sign be 10 feet up and this application places the sign 48 inches up. Clancy explained the regulation applies to sign bands and this building doesn't have one, so the rule doesn't apply. Motion to approve as presented was made by Daniel Richardson, seconded by Jack Lindley. The motion passed unanimously.

The Vice-Chair handed over the meeting to the Chairperson upon his arrival.

39 Barre Street

Central Vermont Community Land Trust

Replace chain link fence with stockade and picket fencing

JC Myers represented the applicant and stated the application should state 39 1/2 Barre Street, The Montpelier Children's House. Jack Lindley moved to approve the application as presented, Harvey Golubock seconded, motion passed unanimously.

300 Berlin Street
Karen Fredericks

Variance request from rear yard setbacks to construct a garage

Applicant wishes to construct a 24'x24' garage to be placed within 7 feet of the rear property line, the regulations require 10 feet. The property abuts two streets so they are unable to make the required 10 feet. Philip Zalinger mentioned that the garage could be moved forward 3 feet and be within the regulations. The applicant agreed to table the application to rework the placement of the garage and possibly avoid a variance request.

Motion made by Kevin O'Connell, seconded by James LaMonda to table the application until October 15, 2012.

27 School Street
Doug Nedde

Site plan review for development of a parking lot in the rear of the building

Applicant was represented by Dave Frothingham from DeWolfe Engineering. The plan is for a 20 space parking lot in the back of an existing multi family dwelling. Five of the parking places will be reserved for the 5 units in the building and the rest of the parking spaces will be leased for City Center. There will be no lighting and no signage.

Motion made by Jack Lindley, seconded by Harvey Golubock to approve the application as presented. Motion passed unanimously.

Other Business: There was no other business.

Adjournment: Motion to adjourn made by Jack Lindley, seconded by Dan Richardson, motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary