

**Montpelier Development Review Board Meeting  
August 6, 2012**

*Subject to review and approval*

**Present:** Philip Zalinger, Jack Lindley, James LaMonda, Clancy DeSmet, Joshua O'Hara, Roger Cranse, Harvey Golubock.

**Call to order:**

**Comments from the Chair:** Philip Zalinger, Chair, advises that the video of the meeting is being worked on and the Board will continue with audio only.

**Review of minutes:** There is not a quorum at this meeting that was present at the June 4, 2012 and July 16, 2012 meetings in order to approve the minutes of those meetings.

**Consent agenda:**

**49 Memorial Drive**

Owner: Bond Auto      Applicant: Mary Jane and Mario Fradette  
To replace façade and signage

Applicants appeared before the Design Review Committee on July 24, 2012 and the DRC approved the application with the condition that 4 gooseneck light fixtures, either white or grayish be used above the sign. The applicants agree with this condition.

Jack made the motion to approve, Roger seconded. The comment from the Board was that the application also includes removing two windows, putting up a new sign, and replacing the siding.

Motion to approve the application passed unanimously by show of hands.

**89 Main Street - LaBrioche**

Owner: Doug Dedde      Applicant: Will Colgan for NECI  
Signage

Applicant appeared before the Design Review Committee on July 24, 2012 and the DRC approved the application.

There were no comments or questions from the Board. Motion to approve application by Roger, seconded by Jack. Motion to approve the application passed unanimously by show of hands.

**118 Main Street**

Owner: N & M Real Estate      Applicant: Will Colgan for NECI  
Signage

Applicant appeared before the Design Review Committee on July 24, 2012 and the DRC approved the application.

There were no comments or questions from the Board. Motion to approve application by Jack, seconded by James. Motion to approve the application passed unanimously by show of hands.

### **16 Summer Street**

Owner and applicant: Patricia Archbold and Barbara Stewart  
Variance request from side yard setback.

Clancy gave an overview on the project that is to install a roof over a portion of an existing back patio that is located in the Medium Density Residential Zoning District where setbacks are 10 to the front, 10 to the sides, and 30 to the rear. The existing structure is 7'3" from the side yard or northerly boundary. This incursion will only continue that along the same plane. All other setbacks are in conformance. The applicant has contacted the neighbors and their correspondence of support is included in the package for consideration.

A smaller version was mentioned that would step back the project 2 ½ feet, which wouldn't need a variance but wouldn't cover what the applicant wants covered. It's following the existing roofline so it's only covering what's already there. The existing patio is already within the setback.

Motion by James to approve application, seconded by Harvey. Motion to approve the application passed unanimously by show of hands.

**Adjournment:** Motion made by Roger to adjourn, seconded by Jack. Motion to adjourn approved unanimously by show of hands

Respectfully submitted,

Tami Furry  
Recording Secretary