

Montpelier Design Review Committee
July 5, 2005
Memorial Room, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Stephen Everett, Vice Chair; Guy Tapper, Vicki Lane, Eric Gilbert
Staff: Valerie Capels

Call to Order

The meeting was called to order by Ms. George.

I. Design Review and Site Plan Review

Property Address: 152 Main Street

Applicant: Cassandra Lansky

Zone: CB-II/DCD

- Replacement of asphalt shingle roof with a metal standing seam roof with ice guards
- Change in color of building trim to green

Ms. George said that the application materials indicated that the existing asphalt roof will be replaced with a charcoal gray standing seam metal roof and the color of the building trim will be changed from orange to green. Ms. Lansky said that was correct. Mr. Everett said that he had recently put metal roofs on several of his buildings. He said that, based on his experience, he would suggest using a dark bronze color that would look better with the yellow color base in the tan building siding. He said that the color also weathers better than most others. Ms. Lansky said that would be fine with her. She requested that the application be amended to the dark bronze color.

The Committee reviewed the evaluation criteria and recommended that the application be approved with the adjustment of the roof color to a dark bronze by Englert and with the optional change that a darker green color may be used for the trim.

II. Design Review and Site Plan Review

Property Address: 56 College Street

Applicant: Applicant: New England Culinary Institute

Zone: HDR/DCD

- Change of eave height on east facade of previously approved building addition; and
- Installation of mechanical roof top units on previously approved connector wing.

Ms. Capels said that the applicant asked that the review of the application be postponed to the next meeting.

III. Design Review and Site Plan Review

Property Address: 623 Stone Cutters Way

Applicant: Hunger Mountain Co-op

Zone: RIV/DCD

- Removal of four planted islands
- Partial removal of two planted islands

Interested Party: Kari Bradley

Mr. Bradley explained that the planted islands in the Co-op parking lots have been damaged by vehicles. He said that many of the trees have been killed or damaged by vehicles. He added that erosion of the soil and

mulch at the edge of pavement in at least one area has created a tripping and safety hazard. He said that the Co-op would like to remove four of the planted islands and reduce the area of two others. He said that those areas would be paved. Ms. Lane asked how the Co-op will prevent people from parking on the newly paved areas. Mr. Gilbertson said that the paving of the green areas along the sidewalk would create the impression that vehicles can drive there. Mr. Everett suggested that a rolled asphalt curb be installed with the pavement to keep vehicles off of those areas. Ms. Lane said that the DRC has a goal of promoting more landscaping in parking lots. She noted that this proposal runs counter to that goal. She said that the DRC has found that trees have to be protected in order to avoid being plowed or run into. Mr. Bradley said that changes to the plan could be worked out. The committee members suggested precast or poured concrete curb, granite curb or timbers be placed at the edge of the parking areas. Ms. Capels clarified that the barriers should not encroach into the parking spaces.

Ms. Capels asked whether the DRC was leaning toward keeping the planted islands in their current configuration. The consensus of the Committee was that the islands should be maintained in their current configuration. Ms. George asked how many trees were missing. Mr. Bradley said that there were originally 12 trees. The DRC discussed the replacement of at least four trees. Eric noted that John Snell, of the Tree Board, had submitted comments similar to the Committee's. Ms. Capels said that Stephanie Smith had researched the original approval to see if there were any conditions related to the protection of trees, but did not find any.

The Committee reviewed the evaluation criteria. The Committee recommended approval of the application with the following adjustments and optional changes:

Adjustments: Curbing is proposed to be installed along the edges of the landscaping islands with the paved and concrete walks to remain the same width. The barriers will not encroach into the existing parking space.

Optional Changes: Curbing, either landscape timbers, precast or poured-in-place concrete or granite, will be used along the existing islands used for walkways, with the same ratio of walkway to landscaping area. The trees should be protected with guards or fencing.

Minutes

The Committee approved the minutes of the May 3 meeting by a vote of 4 in favor and 1 abstention (Mr. Gilbertson). The minutes of the June 7 meeting were reviewed. The Committee noted that the word "excavate" was repeated in the second sentence of the discussion of item IV and the first use of the word should be deleted. The Committee unanimously approved the minutes with that change.

Other

- 162 Main Street: Ms. George noted that the applicant requested an extension of time. The DRC voted unanimously to extend the application to September 16, 2005.
- Liaison to DRB: The Committee agreed to take up the discussion of this item at the next meeting.
- Temporary signs: The Committee discussed questions related to temporary, movable signs. Ms. Smith stopped in during the discussion and explained that the signs must be brought in at night and cannot be fixed or attached to permanent features like poles or parking meters.

Adjournment

The Committee agreed to adjourn the meeting.

Respectfully submitted,

Valerie Capels, Director
Planning & Community Development

These minutes are subject to approval by the Design Review Committee. Changes, if any, will be recorded in the minutes of the meeting at which they are acted upon.