

Montpelier Design Review Committee
October 4, 2005
Memorial Room, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Guy Tapper, Vicki Lane
Staff: Stephanie Smith

Call to Order

The meeting was called to order by Ms. George

I. Continuation of Design Review - Sign Permit Application

Property Address: 623 Stone Cutters Way

Applicant: John Kerin for Hunger Mountain Coop

Zone: RIV/DCD

- 13.3 s.f. wall sign on roadside of existing building and associated lighting

Kari Bradley, representing the Coop, said that the proposed sign would be located on the Coop building to the left of the front entrance. Ms. Smith said that the sign will have a burgundy background and white lettering and a chain detail as shown in the representation, without any green components. She said that the sign would not have the white edge that appeared in the representation included in the application materials, but the maroon color would extend to the edge of the sign. Ms. George asked why the sign was needed. Mr. Bradley said that there are presently no signs identifying the building as the Hunger Mountain Coop. He said that the sign location was intended to make it visible to vehicles coming down Stone Cutters Way.

Ms. George asked whether the lettering would be the same as the lettering shown in the representation of the sign. Mr. Bradley said that it would. Ms. George noted that the application indicated that the sign would be 30" high and 5'4" wide. Mr. Bradley said that was correct. He said that there would also be a single 50 watt halogen light mounted one to two feet above the sign. He said that the conduit for the light would come from inside of building and would not run up the outside wall.

The Committee reviewed the evaluation criteria. The DRC voted 3-0 to recommend approval of the application.

II. Design Review and Site Plan Amendment

Property Address: 89 State Street

Applicant: Greg Lord for Vermont Mutual Insurance Co.

Zone: CB-I/DCD

- proposed alterations to existing landscaping

Mr. Lord said that the applicant wished to change the landscaping around the building. He said that the existing yews are old and drab and the flowering crab apples have become massive. He said that the applicant would like to get back to the same look and scale of plantings as existed decades ago while providing for some variation over the seasons. Mr. Lord said that, once approvals were received, the applicant would time the plantings based upon the recommendations of the landscaper. He described the proposal to replace the crab apples with two serviceberry bushes that would be eight feet high at planting. He said that serviceberry bushes would not grow as large as the crab apples and would be easier to maintain. He said that red stemmed dogwood would be planted around the building to replace the yews and to extend down one side of the building. He said that viburnum bushes would be planted in front of the dogwoods on the street side of the building. Ms. Smith noted that a smaller variety of viburnum might not grow taller than

the dogwood and would require less maintenance. Mr. Lord said that the applicant is committed to doing the maintenance that is needed to keep the property looking good. He said that Vinca will be planted as a ground cover and day lilies and irises will also be planted.

Ms. Lane asked whether the crab apple trees could be saved and replanted elsewhere. Lord said that they are too large. Ms. George said that the trees provide the only foliage on that portion of the street and it is important to have the vegetation and green space. Mr. Lord said that the serviceberry will be eight feet high when they are planted. Mr. Tapper noted that the landscape changes will open up the front of the historic building and make it more visible. Ms. George said that she was concerned about the loss of the evergreen yews and asked what the dogwoods would look like in the winter. Mr. Lord said that the dogwoods are attractive, with twigs that will retain the red color shown in the photographs included in the application materials. Ms. George asked whether the tree board should look at the application. Ms. Smith said that she understood that the tree board only has jurisdiction over trees in the public right of way. Ms. Lane asked whether the crab apples could be pruned back rather than removed. Mr. Lord said that the trees have been maintained, but they can only be cut back so far without being killed.

The Committee reviewed the evaluation criteria. The DRC voted 3-0 to recommend approval of the application.

Minutes

The Committee deferred action on the minutes of the August 2, 2005 and September 20, 2005 meetings because a quorum of the members who participated in those meetings was not present. The minutes of the September 6, 2005 meeting were not available.

Adjournment

The Committee unanimously agreed to adjourn the meeting.

Respectfully submitted,

Stephanie Smith
Administrative Officer

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.