

Montpelier Design Review Committee

May 22, 2007

Memorial Room, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Stephen Everett, Vice Chair; Vicki Lane, Daniel Richardson
Staff: Lesley Ratley-Beach.

Call to Order:

The meeting was called to order by Ms. George at 5:30 p.m.

I. Design Review – Sign – CB-I/DCD

60 Main Street

Applicant: Raymond E. Denault

Replace Existing Sign

This application is for a permit to replace an existing Brooks Pharmacy sign with a Rite Aid Pharmacy sign. There is no logo proposed, just the lettering for the signs.

Members said the application doesn't talk about the sign band color. Ms. George inquired if Rite Aid assumed the Design Review Committee was going to approve the application without anyone being present. The committee could vote on it and give their recommendations to Rite Aid. Ms. Lane suggested the DRC table the application until the applicant is present before the committee.

Ms. George inquired if the applicant knew they should be present at the DRC meeting. Ms. Ratley-Beach said Twin State Signs called and said they wouldn't be able to attend. Ms. George expressed the view the Committee should table the application with an acknowledgment that the committee discussed the application, had a site visit and had questions.

The DRC needs to know what the sign background color is going to be, and if it is green then it needs to be repainted. There will be white lettering on the sign. Ms. George said it will be important to know what the lettering is, whether it is plastic or wood and whether it is shiny or dull. Are the apothecary items staying or going? Then, the committee needs to know the measurements. The DRC proposes the sign banner be brought up from the bottom and reduced in height by removing the two bottom clapboards. Mr. Everett said they should be removing it a minimum of 12 inches off the bottom to make it compatible with other sign bands on all of the adjacent buildings. They should reapply the molding at that shorter distance. Ms. Lane said they could achieve that when they refurbish the exterior lighting, which they have not provided any cut sheets for. Cityscape guidelines recommends 2' 6" sign bands. Both Capitol Video and Capitol Stationers are both 3 feet, and these measures 4' 2". Ms. Lane said they said they used the 12 inches above Capitol Stationers and Capitol Video for the lighting.

Ms. George said the committee should also think about what size the lettering is. The pharmacy sign is roughly two-thirds the size of the other signs. Ms. Lane pointed out the fact they have bought out the Brooks-Eckerd, if they have also purchased the right to use the apothecaries, then they need to paint them white. Ms. George said they should assume they aren't in the application.

Mr. Everett said the most important part of the application is reducing the size of the sign band because it brings it into conformance with every other sign band along the street, along with the Cityscape standards which calls for a uniform reduced sign. Ms. George said the problem is they folks are putting themselves into a rented building and have no idea what is underneath the box, so they are proposing to put their new sign on that box. The committee is requiring them to chop it back.

Ms. Ratley-Beach said she would ask someone from Rite-Aid come to speak about the application.

II. Design Review – HDR/DCD

9-11 West Street

Applicant: Marcel L. Rocheleau

Restoration of existing porches, move access ramp to front of building,
and replace existing rear door.

The applicant proposes to rehab and restore the two level porches, including installing a new foundation, i.e. sauna tubes, rebuilding and strengthening the porch understructure, and installing a new deck on the first floor. The second story is going to have some windows replaced. 11 West is the building at the corner used as the school. Glider windows, which are duplicating what is presently there, are proposed for the upstairs porch.

The application calls for shortening the handicapped ramp so it will come to the front porch. They plan to replace some granite steps.

The committee reviewed the criteria. The grouping of the slider windows is an improvement and is more compatible with the remainder of the building. The ramp size reduction is less intrusive. They could extend the existing landscape plan to screen the ramp from West Street.

The application was unanimously approved.

Minutes:

There were no minutes to approve at this meeting.

Other Business:

Ms. George said the Design Review Committee will be revisiting the building on Hubbard Street. It has been suggested we put that item at the end of the agenda for the next meeting, and members should make a site visit. It wouldn't hurt if every member by themselves went by the property ahead of time. This was an agenda item at the Development Review Board on May 21st. The applicant has new information they want to provide the Design Review Committee so the DRB tabled the application. Ms. Ratley-Beach said the applicant isn't feeling heard by the DRC so the committee could ask some kind questions to help her feel better about the process.

Ms. Ratley-Beach said just before Jo-Anne Lowell purchased the house on Hubbard Street people who previously owned it power washed the building, didn't let it dry, and painted over it so everything bubbled and caused problems. Leslie said she had the home inspector report on moisture, which she will send out to members.

Adjournment:

The Design Review Committee adjourned.

Respectfully submitted,

Leslie Ratley-Beach
Zoning Administrator

Transcribed and prepared by:

*Joan Clack,
City Clerk & Treasurer's Office*