

**Montpelier Design Review Committee**  
**June 19, 2007**  
**Memorial Room, City Hall**

*Approved*

**Present:** Margot George, Chair; Vicki Lane, Eric Gilbertson, Soren Pfeffer, Guy Tapper, Stephen Everett, and Daniel Richardson.  
Staff: Leslie Ratley-Beach.

**Call to Order:**

Margot George, Chair, called the meeting to order at 5:30 p.m.

**I. Design Review – RIV/DCD**

623 Stone Cutters Way

Applicant: Hunger Mountain Coop

Expansion of existing building.

Interested persons: Brian Leet, Bill Maclay, Bill Maclay's Office; Kari Bradley, manager of Hunger Mountain Coop; Amy Johnston, owner representative of Hunger Mountain Coop.

Ms. George explained the role of the Design Review Committee to the applicants. She said in two weeks they will be visiting the Development Review Board for them to review the application. The DRC is advisory to the Development Review Board.

Mr. Leet said the existing Hunger Mountain Coop's goal is to expand their sales floor, particularly their backroom space. Most of the additional construction at the Coop is going toward Stone Cutters Way within the existing line, which is the existing asphalt area in front. There are changes on all four elevations with the largest addition being in the front. The entry to the Coop is changed. The current entry is problematic.

The only alterations to the exterior of the existing building are skylights in the roof. The site is largely remaining intact. There is a proposed new small patio, small addition to the café area which faces the river and deck. The truck turning radius has been checked and they are still having a few discussions with the Technical Review Committee.

Mr. Leet said he would quickly go through the elevations. He showed the two primary Stone Cutters Way and parking lot elevations. They are adding more glass and moving the loading docks slightly forward. Currently, the permitted sign for the building is located in the area where they want to put in glass, so they are proposing to move the existing sign to another part of the building.

The existing café area shown on the elevation facing the river has a structure in this zone that will be removed. It is a timber structure that mostly covers a ramp that accesses an additional loading dock. This will be new coolers and an expansion to the café and deck. Then, facing Allen Lumber you can see the coolers.

Mr. Leet said he was asked to address the compressors as well. Currently, there are compressors that run the cooling systems. The compressor rack there will be supplemented with a second compressor rack. There have been some concerns about noise, and all of the new equipment the Coop will be purchasing will have variable speed fan loaders. The current equipment has hard start fan loaders which means that every time the fans turn on and off there is a loud clang that has created noise concerns. He was told that is something the Development Review Board is concerned about. The Coop has done an acoustic study and found the most effective way to deal with that hard start sound will be with variable speed loaders that will ramp up to speed as opposed to clanging on and off.

Ms. George said that the Coop was originally sited too close to the river bank so she doesn't know whether it is appropriate now. Mr. Leet said he has heard that concern and they are working with a surveyor to determine the setbacks. The setback is determined on a 10 foot line from the top of the bank, and the river bank does run at a slight angle.

Mr. Everett inquired whether any of the construction would disturb the existing coverage along the river bank. Mr. Leet said they are working with their civil engineer. They need to put in a new storm water drain. Most of the work is at the top of the bank and most of the vegetation is over the bank line.

The colors chosen for the project are red and grey. The cooler box is a refrigerated panel, and they can paint it to match the grey of the other siding since it is facing Allen Lumber.

DRC members reviewed the site plan for the expansion project at Hunger Mountain Coop.

Ms. Lane inquired if the expansion was going to require any additional parking. Mr. Leet replied they reviewed the city ordinance as well as the anticipated patronage. With the city ordinance they had more than ample parking before and they are still below the area of the building relative to parking ratio. In terms of the parking needs of the project, there are no indications that it needs more parking.

Ms. Lane inquired if there was a need for more additional signage. Mr. Leet said no, the sign size stays the same and just gets moved. The sign on the building gets moved and the sign on the ground stays where it is.

Ms. Lane offered that Stone Cutters Way is becoming more and more grey than green, and we seem to be consistently eroding the green space. There are a lot of cars and commercial areas along there.

Ms. George said there are different review criteria for Stone Cutters Way. The committee reviewed the design guidelines and found they conformed. The committee inquired about the lighting. Mr. Leet said they were actually going to re-use most of the lighting. Right now on the building there is the lighting on the sign, lighting underneath the entry canopy and lighting at the loading docks. Certainly, the sign lighting and loading docks lighting will be the same. The lighting on the canopy will be the same type. Whether or not they will use the same fixture, it will be down lights located underneath the canopy.

With regard to the criteria relating to directional expression and sense of entry, new development shall be oriented so that both river and street side facades are primary. Materials on the river side of the structure shall be of equal character and quality of those on the street side. Both facades shall incorporate detailing and other building components that are dimensionally proportional and are pedestrian friendly. Ms. Lane said it isn't changing anything different about the river side or street side because they weren't the same anyway. Mr. Leet said they are no different than what was approved before. The committee agreed the application met the criteria.

Relative to the criteria on landscaping, it says landscaping must be integrated with the building and site design, including any screening required, and enhance the appearance of the project. There was talk about adding some trees. Ms. Lane said she didn't like the loss of green space. The DRC requested two more trees be planted.

The application for Hunger Mountain Coop was voted favorably unanimously 6-0. The Chair told the applicants the committee appreciated the completeness of their application and continued support of Montpelier as a place to do business.

#### **Minutes:**

The DRC reviewed the minutes of June 5<sup>th</sup>. One change on page 1 under the design review for Montpelier Pharmacy with regard to lighting, it should read: **"The committee's requirement is to have lights no stronger than the equivalent of a 40-60 watt, so all of the lighting in downtown is uniform."** On page 3, Mr. Wall should read **"Mr. Meier."** The Design Review Committee approved the minutes unanimously 6-0 with the two changes mentioned.

#### **Adjournment:**

The Design Review Committee adjourned. The next meeting of the Design Review Committee is scheduled for July 2<sup>nd</sup> at 5:30 p.m.

Respectfully submitted,

Leslie Ratley-Beach,  
Planning and Zoning Administrator

*Transcribed and prepared by:  
Joan Clack, City Clerk & Treasurer's Office*