

Montpelier Design Review Committee
April 15, 2008
Memorial Room, City Hall

Subject to Review and Approval

Present: Stephen Everett, Vice Chair; Vicki Lane, Eric Gilbertson, Guy Tapper, and James Duggan.
Staff: Clancy DeSmet, Planning and Zoning Administrator

Call to Order:

Stephen Everett, Vice Chair, called the meeting of the Design Review Committee on Tuesday, April 15, 2008 at 5:30 P.M.

Comments from the Chair:

Mr. Everett explained to the applicants that the Design Review Committee is advisory to the Development Review Board.

I. 203 Barre Street – CB-II/DCD/FP

Applicant: Barre Street Market

Owner: Naoman Mohammed

Security door in front entrance.

Ms. Mohammed said she is the owner of Barre Street Market and has four burglaries in her store, and every time there is a broken window or door. She and her husband decided to put a security door on the outside, which opens inside and not outside. It is mounted on the outside.

Mr. Everett explained it faces the front façade and then opens in so it folds out of the way during the day.

Ms. Lane inquired how that would stop people from breaking the window to the door. A representative of Barre Street Market explained they could break the window but wouldn't be able to burglarize the store. All of the windows have iron bars since the burglary. The iron is on the inside of the window.

Mr. Everett suggested they set it as far back as they can and have it function. Ms. Lane said with the arch it is a security door but somewhat decorative, too. If it was set back it would give people the ability to hide in the doorway.

Mr. Duggan inquired how the two doors would lock together. Ms. Mohammed said they would latch. Mr. Duggan said he didn't know how secure it would be with just a latch. He would prefer there be some method in place so that fixed to that wasn't a big chain with a padlock.

Ms. Lane said the only concern she had with it being hinged is whether it is strong enough to withhold someone from getting in. The store representative said the concrete would probably make it sturdy enough.

Ms. Lane said she was concerned about how each door attaches to the side of the building. Mr. Everett said he would think about more hinges.

There is one light on the door that stays on at night. The security door is a round iron black bar.

Mr. Everett said it would be easy to attach an alarm. Ms. Mohammed said an alarm is very expensive, so that is the problem. Mr. Everett said they should check out the price of an alarm to be installed so it

could go off if the door is disturbed. If an alarm goes off and it makes a lot of noise, the person will take off. It might scare people away. Mr. Everett said they could get an intrusion alarm that will sound both upstairs and in the store fairly loudly for about \$300. It is a wireless unit. Sears or Radio Shack may have them. You can buy them professionally from Mountain View Security, which is in Plainfield, or through ADT. You can get a monitored alarm for the store that would be an intrusion alarm that would run about \$500 and \$25 per month, and

that would call a monitoring station and they in turn call the police and the owner. The police would show up in less than 5 minutes. This might also lower their insurance rates.

The Design Review Committee reviewed the criteria and found the application met them. This is reversible so if someone in the future doesn't want it, the Committee agreed that the iron gate is to be mounted as far back in the entry way as possible to operate properly when opened. The application for 203 Barre Street Market was approved on a vote of 5-0.

The only clarification was the material was to be a black round iron bar construction. The adjustment to the application is that the security door is set back as far as possible so it still operates properly. It can be hinged as necessary to be secure.

II. 28 Main Street – DB-I/DCD/FP

Applicant: Rhapsody Natural Foods

Owner: Jeff Jacobs

Enclosing storage area in back of building.

A representative from Rhapsody said they were trying to increase their production and running out of walk-in space to use the restaurant. They need to expand it. It is on the outside of the building. It would be the same clapboard siding. Underneath it is the basement and boiler room. They are enclosing the hood.

Mr. Everett said there is another exhaust fan that comes out. The representative from Rhapsody said that is intake. They will have to be extended to clear the roof line.

Ms. Lane asked if it mattered that the propane tanks were located there. Mr. Gilbertson said no.

Mr. DeSmet said they should be secured so if there is a flood they don't float away. That isn't in the scope of the proposal.

Mr. Everett said the current exterior is contingent with the red-stained clapboard and a metal roof.

The Design Review Committee reviewed the criteria and found the application met the criteria. The application for Rhapsody Natural Foods at 28 Main Street was approved on a vote of 5-0.

Other Business:

Mr. DeSmet said he Montpelier Downtown Community Association is sponsoring some art around town called "Sculpcycles." It is all located in the Design Control District, and there isn't much in the ordinance that would speak to something like this. He and Gwen said they thought they could characterize it under sidewalk improvements. It's not permanent but longer than something temporary. Temporary is limited to 120 days. The art is going to be on display for four months.

Ms. Lane was concerned it might impact the planters in front of City Hall. Who is creating the art?

Mr. DeSmet said they have a list of the artists.

Mr. Everett said they had an art contest and these are all art objects to be made out of old bicycles and bicycle parts. It will really add a lot of interest to the downtown.

Mr. DeSmet said he and Gwen are going to characterize this under Section 202(k) as a sidewalk improvement. If you don't think so, then we can make the MDCA come before the Design Review Committee and explain the project. Since it is art, there isn't much you can do so he doesn't know how they can regulate it.

Ms. Lane said they reviewed the light pole banners.

Mr. Everett said the DRC could say this is a temporary installation that is going to add to the vitality and activity in downtown Montpelier, and it will be there for only one season. If any of the sculptures are inappropriate that is call that will come out of the community more than any zoning regulation. Public Works has said they were safe and not in the right-of-way.

Mr. Gilbertson moved the DRC support the Sculptcycles project on the basis that it will increase activity and vitality in downtown Montpelier, and they are only going to be there for one season making them totally reversible. Mr. Tapper said he agreed and seconded the motion. The motion was approved on a vote of 5-0.

Approval of March 11, 2008 Minutes:

The Minutes of March 11, 2008 of the DRC were approved on a vote of 5-0.

Adjournment:

The Design Review Committee adjourned.

Respectfully submitted,

Clancy DeSmet
Planning & Zoning Administrator