

Montpelier Design Review Committee
November 10, 2008
Council Chambers, City Hall

Subject to Review and Approval

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

Call to Order:

The meeting of the Design Review Committee of November 10, 2008 was called to order by Stephen Everett, Vice Chair, at 5:30 P.M.

I. 7 Baldwin St. – CIV/DCD

Applicant: Randall Contracting, Ken Randall
Owner: Ralph and Sharon Gerlach
Construction of 7 parking spaces along Terrace St.

Mr. Everett explained the advisory role of the DRC to the Development Review Board to the applicant.

Ken Randall of Randall Contracting said they applied for this application first in February and met with Tom McArdle, Clancy, Ralph and Sharon Gerlach and the architect to go over different ideas about the project. To put a curb in this type of entry they would be pushing the parking way out into the property where it would make a retaining wall quite high. They talked about the snow removal was going to be for the city street, that it would belong to the owner once the street is plowed. It would be up to the owner to take care of that snow for the parking. There was going to be nine parking spots, and maybe they would do something different to break it up. Over the summer they had a topographical map done and now the owner wants to continue forward with the application.

Mr. Randall showed photographs where the parking spaces were going to be located.

Mr. Gilbertson asked what were the plans for access from the proposed parking down to the building.

Mr. Randall said they have handicapped parking down below, which is designated at the building. There would be just a pathway come down. It levels off pretty good so they could walk down the side where there is a gradual slope.

Mr. Everett said they could go around to Hopkins Street and go around, too.

Mr. Randall said right now the owner has someone who care takes the property.

Ms. Mears inquired where people parked now.

Mr. Randall said right now they are parking in the front area at 7 Baldwin Street. Right now only the downstairs is rented out. They occupy three offices. It is a tax preparer that has the space, so at the most there are only two vehicles there now.

Mr. Everett said of the seven spaces which will be left open.

Mr. Randall said there are going to be three on either side of the trees and use the center one between the two trees, also.

Mr. Duggan asked if they were existing trees.

Mr. Randall replied they were. They will be putting curb stops in the front. It is going to be a gravel crushed slate base.

Ms. Mears asked if they would need some sort of retaining wall.

Mr. Randall said it has been suggested they just slope it with a natural grass slope. In other words, they would put a mesh down and it would be a grass slope.

Mr. Everett said they would have to put some fill in because it is two or three feet lower than the road on the south side.

Mr. Randall said on the upper side it is right at street level. They are going to have to take out to put gravel in.

Mr. Duggan asked what kind of signage they envisioned having.

Mr. Randall said he would just have signage for 7 Baldwin. That hasn't been brought up in a conversation, but he would think it would be just parking for 7 Baldwin Street.

Mr. Everett asked if it was going to be a single sign or a sign for each space.

Mr. Randall said he would have to go on a suggestion by the Board as to what they would rather see there. Maybe two signs being on either side of the trees saying parking for tenants of 7 Baldwin Street only.

Mr. Everett said if they don't sign every space they are going to find people going to the Legislature parking there.

Mr. DeSmet said those kinds of signs aren't usually tied to a zoning permit. He asked Mr. Everett what he had done with his commercial properties.

Mr. Everett said usually just on the side of the building they put something small on off-white color and use contrasting lettering. He would use the standard pressure treated post and use a 4 x 10 or 4 x 12 which would just say "Reserved for 7 Baldwin Street Only." A dark background would look better because it would be less obtrusive against the woods behind it.

Mr. Duggan said if they did a sign for each space it might help keep people from spreading out.

Mr. Everett asked if they were putting in a guardrail.

Mr. Randall said they are putting in the curb stops. He is proposing a steel guardrail at the beginning of the slope and at the end of the parking space.

Mr. Everett said he was concerned about the color if it is galvanized. You can get it in rusting steel that corrodes to a brown. It would blend in a lot better there. The parking there is pretty informal. In that space down at the foot of Richardson Street there is nothing marked. It is used on a casual basis. It technically goes with a house on Hopkins Street, but there is no designation there. There are a couple little signs up there about parking. He would much rather see the curb stops. It is nice and softens up the whole neighborhood. It isn't a big industrial kind of railing in the woods.

Mr. Duggan asked how they deal with the signage for the parking.

Mr. Everett replied it could go on the steel posts. Mr. Randall said the owner would be open to that.

Mr. Gilbertson asked if they were worried about snow build up.

Mr. Duggan said with a guardrail there it would make plowing difficult. If you leave the trees there you aren't going to be able to make one clean pass through. Aesthetically, he would prefer to see the curb treatment rather than a guardrail across the wooded area.

Mr. Gilbertson said he would prefer to see the curb treatment rather than the guardrail because even the state parking lots in that neighborhood on Baldwin Street don't have guardrails.

Mr. Randall replied that the owner is okay with that.

Mr. Gilbertson asked what material they planned on using for the curb stock.

Mr. Randall replied concrete.

Mr. Gilbertson asked if the signage would just be individual signs on wooden posts.

Mr. Randall said he liked the steel signage posts.

Mr. Everett said he would say a clarifying adjustment from the previous application and planned drawings that no guardrails will be installed. Instead a curb stop, concrete or wood timbers, to be installed. Individual parking signs approximately 6 x 12 to be mounted on individual steel or wood posts.

The Design Review Committee reviewed the criteria.

The application was passed unanimously by the Design Review Committee on a 5 to 0 vote.

Approval of October 14 and 28, 2008 Minutes:

Mr. Everett moved approval of the October 14th Minutes. Mr. Duggan said he had one correction on page 5. Guy Tapper might have mentioned that, but it wasn't him. Mr. Duggan made a motion to approve the amended minutes, with Mr. Tapper seconding the motion. The motion was approved on a 5 to 0 vote.

Mr. Gilbertson moved approval of the October 28th Minutes, with Mr. Duggan seconding the motion. The motion was approved on a 5 to 0 vote.

Adjournment:

Design Review Committee adjourned.

Respectfully submitted,

Clancy DeSmet,
Planning and Zoning Administrator