

**Montpelier Development Review Board**

**February 17, 2004**

**City Council Chambers, City Hall**

*Subject to Review and Approval*

**Present:** Sharon Allen, Vice Chair; Alan Blakeman; Jack Lindley; Dave Keller; Alternates Ken Matzner, Guy Teschmacher. Staff: Stephanie Smith, Gail Lawson

**Call to Order**

The meeting was called to order by Ms. Allen at 7:05 pm.

**Approval of Minutes**

A quorum of members from the January 20 meeting were not present, therefore the approval of these minutes were postponed until the next meeting.

A motion was made by Mr. Blakeman to approve the February 2, 2004 meeting minutes. Mr. Lindley seconded the motion. The motion was approved 5/0 with Ken Matzner abstaining.

**Consent Agenda**

- A. Applicant:** Rick Powell  
**Property Address:** 28 Barre Street  
**Zone:** CB-I/DCD
- 7.6 square foot sign and a 1.5 square foot wall sign
  - The DRC recommends approval with adjustments

**Participating Members:** Sharon Allen, Alan Blakeman, Jack Lindley, Dave Keller, Ken Matzner, Guy Teschmacher

**Interested Parties:** Rick Powell (Applicant)

Mr. Keller made a motion to approve the sign permit application for 28 Barre Street, as submitted, including recommendations from the DRC. Mr. Blakeman seconded the motion. The motion was passed 6/0.

- B. Applicant:** Jeffrey Jacobs  
**Property Address:** 70 Main Street  
**Zone:** CB-I/DCD
- Temporary installation of vinyl siding sheathing and fascia board on a portion of building exposed after demolition of an adjacent building
  - The DRC recommends approval with conditions

**Participating Members:** Sharon Allen, Alan Blakeman, Jack Lindley, Dave Keller, Ken Matzner, Guy Teschmacher

**Interested Parties:** Matt Colburn (representing the Applicant)

Mr. Lindley noted that the siding was installed without review from the Design Review Committee and approval from the Development Review Board. Mr. Colburn contended that the applicant's insurance company requested that the building be enclosed after the demolition of an adjacent building (68 Main Street).

Mr. Lindley asked if the applicant had written documentation with regards to this request. Mr. Colburn said he did not have documentation with him and added that he was not certain if this was a

written or oral directive. He said it was in response from the insurance company and he could supply the information to the staff for the record. Mr. Colburn said they are not objecting to the 18-month requirement set by the Design Review Committee.

Mr. Keller asked how long the vinyl siding would be on the building, since it could potentially be longer than 18 months. Mr. Keller commented that the building is highly visible and that the public may wonder how long it is going to remain installed. Ms. Allen said the 18 month requirement allows the DRB to review it and see if changes need to be made if development plans of the adjacent property have not progressed. Mr. Teschmacher also agreed the building is in a very prominent place and wondered how the wording could be changed in order for the DRB to look at the permit again. Mr. Lindley said his concern is that nothing could happen in an 18 month period. He said he felt the board would be "stuck" with the vinyl siding for potentially a longer time frame.

Mr. Colburn said the vinyl siding was put up in the early winter. Mr. Keller said the permit could be issued for early November and then have the applicant come back in 15 months and address a more permanent issue. Ms. Smith commented that a zoning permit could not be issued in such a manner.

The condition was amended that the applicant return in 15 months from this evening's meeting. Part of the condition will include evidence from the insurance company as it pertains to the siding and sheathing. Mr. Colburn said when the adjacent building was demolished, sheathing was put up to cover up the building. He said the siding was put up as a temporary fix to protect the demolished wall from the elements. Mr. Colburn said hopefully in the relative new future, there would be new construction and the vinyl siding would be removed or no longer visible. He said he would get a letter from the insurance company to satisfy the condition.

Mr. Blakeman made a motion to approve 70 Main Street with condition that the applicant return within 15 months, and that documentation be provided from the insurance company showing that sheathing is required, prior to the zoning permit being issued. Mr. Keller seconded the motion. The motion was approved 6-0.

### **Public Hearing**

<b>Applicant:</b>	Hunger Mountain Co-op
<b>Property Address:</b>	623 Stone Cutters Way
<b>Zone:</b>	RIV/DCD
<b>Purpose:</b>	Design, Conditional Use and Site Plan Review
	· Construction of a 208 square foot addition to an existing 12,000 square foot commercial building

**Participating Members:** Sharon Allen, Alan Blakeman, Jack Lindley, Dave Keller, Ken Matzner, Guy Teschmacher

**Interested Parties:** Greg Gossens (Gossens Bachman Architect, representing the Applicant)

Ms. Allen swore in Mr. Gossens. Mr. Keller noted he was a member of the Hunger Mountain Co-op. He said he did not feel he had a bias and has not voted in any vote of the Co-op that pertains to the application. Ms. Allen said she is also a member of the Co-op and felt she does not have a conflict of interest.

Ms. Smith said the application is for a 208 square foot addition to a 12,000 square foot commercial building. The addition is for a walk-in refrigerator/freezer. Mr. Gossens said the Co-op has been trying to put up an addition for some time and is currently looking for more storage space as a stop-gap measure for space needs.

Mr. Lindley asked about any outside entry to this addition. Mr. Gossens said the new addition would not have outside access, only access from inside from the existing building.

Mr. Lindley made a motion to approve the application as it meets the specific criteria of design review criteria, site plan and conditional use criteria, as presented in the information received. Mr. Blakeman seconded the motion. The motion was approved 6-0.

**Other Business:**

- Request for the extension of Ballfield Site Plan Approval

Ms. Smith said the ballfield site plan and sign plan approval as it was reviewed last year was given an expiration date time limit through February 15 of this year. A letter requesting an extension was received in order to not be in violation of their permit. Those representing the application of the ballfield were Lynette Whitney, DeWolfe Engineering; Eddie Walbridge, Green Mountain Baseball; and Dave Frothingham, DeWolfe Engineering.

Ms. Whitney said the applicant hopes to meet the deadline for the mid-March DRB meeting. Mr. Lindley asked if the delay means that the DRB will need to work more quickly in order for approval to happen. Ms. Whitney said there should be a comprehensive plan brought before the board in mid-March. Mr. Lindley recounted concerns of last year's review, which were signage, and whether the parking and traffic issues would need to be reviewed again.

Mr. Walbridge said they are considering expanding the grandstand, renovating the outfield, putting in a new wall (the "Green Monster"), new bathrooms and concessions stands. Mr. Lindley asked about the increase in seating capacity and how that affects the site plan relative to parking. Mr. Walbridge said there will be additional parking at VINS and Turtle Island, which pick up another 75 to 80 parking spaces.

Mr. Lindley made a motion to grant a three month extension to the existing permit. Mr. Keller seconded the motion. Mr. Blakeman made a note that he is a volunteer and fan of the Mountaineers and felt he had no financial gain or other conflict of interest in reviewing the application. It was noted. The motion was passed 6-0.

- Recommendation to cancel the March , 2004 meeting

Ms. Smith said there are no applications before the board on that date.

Mr. Keller made a motion to cancel the March 1, 2004 meeting. Mr. Blakeman seconded the motion. The motion was approved 6-0.

Ms. Smith welcomed the new Administrative Officer, Gail Lawson, to the DRB.

**Adjournment**

Motion to adjourn was made by Mr. Lindley and seconded by Mr. Keller. The meeting was adjourned at 8:20 pm.

Respectfully submitted,

Nicole Parker Van Iderstine

Nicole Parker Van Iderstine  
Secretary

*These minutes are subject to approval by the Development Review Board. Changes, if any, will be recorded in the minutes of the meeting at which they were acted upon.*