

**Montpelier Development Review Board
November 15, 2004
City Council Chambers, City Hall**

Subject to Review and Approval

Present: Philip Zalinger, Chair; Kevin O'Connell, Vice Chair; Jack Lindley; Alan Blakeman; Douglas Bresette; Guy Teschmacher **Staff:** Stephanie Smith, Administrative Officer

Call to Order

The meeting was called to order by Mr. Zalinger.

Minutes

Mr. Blakeman made a motion that the minutes of the November 1, 2004 be approved. Mr. O'Connell seconded the motion. The motion was approved 6-0.

I. Public Hearing - Variance Request

Applicant: Matt and Megan McClane
Property Address: 21 Pleasantview Street
Zone: MDR

- Construction of a 17' x 5' wood storage shed
- Required FY setback: 30', Variance requested 29'

Mr. Zalinger said that the applicants were not present. He asked the Board members whether they felt that the Board had enough information to go ahead with its review. Mr. O'Connell noted that the applicant is requesting a variance of 29'. Ms. Smith said that a neighbor pointed out that the shed needed a zoning permit. She said that the applicant was not aware of this until the structure was almost completed.

Mr. O'Connell suggested tabling the application in order to give the applicants an opportunity to be present. He said that he would not want to consider the application without having the applicants present to make their case. Mr. Blakeman asked whether the applicants were notified of the hearing. Ms Smith said that they received a notice and a copy of the staff report.

Mr. Zalinger said that he agreed with Mr. O'Connell. He said that this application would result in a setback of only one foot from the property line. He said that he would not want to take up the application without the applicants present. Mr. Blakeman said that he looked at the property. He said that the applicants' statement that there is no other place to put the structure appears to be accurate. He said that he also looked at the shed to see if it is a safety hazard to people coming up the road. He said that there does not seem to be a hazard. He also noted that the shed is intended to allow for the use of a renewable energy source.

Mr. O'Connell made a motion to table the application to the next meeting on December 6, 2004. Mr. Bresette seconded the motion. The motion was approved 5-1.

Adjournment

Mr. O'Connell made a motion to adjourn the meeting. Mr. Bresette seconded the motion. The Board unanimously approved the motion.

Respectfully submitted,

Stephanie Smith
Administrative Officer

Transcribed by Kathleen Swigon

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 are acted upon.