

Montpelier Development Review Board
March 19, 2007
City Council Chambers, City Hall

Subject to Review and Approval

Present: Kevin O'Connell, Vice Chair; Alan Blakeman; Roger Cranse; Guy Teschmacher Jack Lindley; and Jeremy Hoff.
Staff: Kathy Swigon

Call to Order:

The meeting was called to order by Mr. O'Connell at 7:00 p.m.

Minutes:

Mr. Blakeman moved approval of the Minutes for the March 5, 2007 Development Review Board meeting. Mr. Cranse seconded the motion. The minutes were adopted 5-0 (Kevin O'Connell abstained).

I. Site Plan Review – GB

51 Berlin Street

Applicant: Damartin Quadros

- Creation of a drive-through lane, removal of parking spaces and associated site changes

Ms. Swigon indicated that the applicant requested a continuation. Mr. Blakeman moved to continue the application for 51 Berlin Street to April 2, 2007, with Jeremy Hoff seconding the motion. The motion to continue the application until April 2nd passed.

II. Final Site Plan & Planned Development Review – HDR

208 Barre Street

Applicant: Central Vermont Community Land Trust

- Conversion of existing commercial building to an 8-unit residential building

Interested parties: Rob Leuchs and Preston Jump, Central Vermont Community Land Trust; Donald Marsh

Ms. Swigon said this is an application for final planned development and site plan review at 208 Barre Street. This application has been before the Development Review Board, both at the sketch plan level and preliminary approval level. The preliminary approval included a series of conditions, and the applicant has responded to most of those conditions. The staff report indicates changes and new information in bold. Ms. Swigon summarized the changes as follows:

- **Pedestrian Access and Circulation.** The applicant will construct a concrete sidewalk with granite curb in front of the building instead of retaining the existing asphalt sidewalk that existed. The sidewalk will include truncated dome handicapped ramps. Staff recommends that the Department of Public Works standard detail be added to the plan to make sure that the sidewalk and curb construction conforms to the Department of Public Works standards. The plans have been revised to minimize the conflict between the crosswalk and the proposed parking area driveway. The Department of Public Works has reviewed those plans and found them acceptable with a few comments: 1) a yield to pedestrians sign needs to be moved to a new location; 2) the ADA handicapped ramp should align with the crosswalk.
- **Vehicular Access.** The staff recommends that the curb at the driveway entrance be constructed with a 5 foot radius instead of the proposed sharp corner.
- **Parking.** One of the conditions of the Board's preliminary approval of the development required a work plan for the off site parking area at Granite and Stone Cutters Way. The applicant has submitted a plan showing the allocations of the parking spaces. They have also submitted a letter which indicating that maintenance and improvements will be undertaken. The staff recommended that the Board might want to hear a little more from the applicant on their intentions regarding maintenance and improvement.

- Lighting. Revised lighting details were provided. The staff noted that the lighting on the north side of the building still appears to exceed the .4 foot candle illumination level that is allowable at the property line. There is a condition recommending either something be done to demonstrate that it will meet standards at the property line or some changes be made. The applicant may have some suggestions on that tonight. Timers have been added to the lighting.
- Utilities. The applicant has addressed the DPW comments relating to the handicapped ramp passing over an existing sewer line. The Department of Public Works reminds the applicant that permits are required from that office.

Mr. Marsh said the applicant had no problems with any of the staff comments and they would work with Tom Mc Ardle on the access issues. Mr. Marsh said that they had agreed to look, with the DPW, at the eastern sidewalk once the snow has gone to see if there were any issues that needed addressing. That is where it comes into the parking area. Mr. Marsh said Ylian Snyder had not found a light fixture that worked well on the north side of the building so they decided to delete the two wall mounted lights on the west side of the building in order to comply with the ordinance. Mr. Cranse asked whether the elimination of the lights would cause any visibility problems at night. Mr. Leuchs said there is a street light not too far away and there will be some lights on the front of the building as well as lights on the rear which will be on timers.

Mr. O'Connell asked the applicant to give an overview of the project. Preston Jump from the Central Vermont Community Land Trust said the Fisher Auto Parts has signed a lease down Barre Street and are going to relocate. They are going to put two 2-bedroom units on the first floor, and then on the second and third floor each unit will have three 1-bedroom units. There will be a total of 8 units, 10 bedrooms. Construction is going to start in July, and may be completed by the end of the year. Most of the parking will be in the parking lot to the right of the building. There will be two parking spaces on the driveway to the left, and some overflow parking in the parking lot on Granite and Barre Streets. The building will be placed on the National Historic Registry.

Mr. O'Connell asked about the off site parking in the lot at the intersection of Granite and Barre Street. Mr. Leuchs said their intent is to improve that lot this coming year once the construction on the River Station Condominiums is finished. That is a lot which is used by several different tenants, so they do have a compelling interest to keep it up and safe. Mr. O'Connell asked Ms. Swigon if staff have reviewed the off site parking sketch plan. Ms. Swigon said she has reviewed the plan. The plan allocates the parking spaces to the various users. Ms. Swigon said that the applicant provided a letter stating "*The lot will be kept in a suitable state of maintenance and improvement for the users.*" Mr. Lindley asked if the term "suitable state" meant the lot would be better than it is now. Mr. Jump said they intend to fill in potholes and grade the lot. The surface will be compacted gravel and they might have retainers to mark spaces.

Mr. Lindley asked if the parking lot would be lighted. Mr. Jump said there were no plans for installing lights. He said there is some lighting from the poles in the area that seems to illuminate the area.

Mr. O'Connell said access and egress to the parking lot is going to be a challenge with the intersection so near. Mr. O'Connell said that the line of sight is poor for people turning from Barre Street going west. He asked whether Public Works had reviewed this. Ms. Swigon said that the Public Works office felt that the current parking area plan was an improvement over the original version at the sketch plan review. She noted that the line of sight from the parking area should be improved by the proposed removal of the newer addition on the front of the building. Mr. Lindley said one of the major improvements is moving the building back from the sidewalk by removing the front addition.

Mr. Blakeman asked how far St. Michael's playground is from the site. Mr. Leuchs said it is about 300 yards. Most of the units will be one-bedroom, so he doesn't assume there will be many children in the building. There will be some green space in the front near the porch, and right next to Barre Street so it is probably not an ideal play space. He said that the kids from River Station Apartments play in the parking lot. Mr. O'Connell suggested that, in future applications in this neighborhood, the applicant consider the Board's concern for provisions for open space and recreation for the children in the area.

Mr. Preston read a letter of support from the abutting neighbor at 202 Barre Street. The letter is addressed to the Development Review Board at City Hall, and it is dated March 19, 2007. The letter affirms the neighbors' "complete endorsement" of the project.

Mr. Cranse moved approval of the project at 208 Barre Street for site plan and final planned development review incorporating the staff recommendations. Mr. Blakeman seconded the motion. The motion passed unanimously

III. Site Plan and Design Review

79 Barre Street

Applicant: Stephen Ribolini

Mr. O'Connell noted that the applicant was not present and recommended that the Board continue the application to April 2, 2007 to give the applicant an opportunity to attend the meeting.

Mr. Teschmacher moved the Board continue this 79 Barre Street application until April 2, 2007. Jeremy Hoff seconded the motion. It was approved unanimously 6-0.

Adjournment:

Mr. Lindley moved adjournment, with Mr. Blakeman seconding the motion. The motion was approved unanimously.

Respectfully submitted,

Kathleen Swigon, Administrative Officer

Transcribed and Prepared by Joan Clack, City Clerk & Treasurer's Office

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.