

Montpelier Development Review Board
December 17, 2007
City Council Chambers, City Hall

Approved

Present: Philip Zalinger, Chair; Alan Blakeman, Jack Lindley, Jeremy Hoff, and Roger Cranse. Also Kenneth Matzner, Alternate
Staff: Clancy DeSmet, Planning & Zoning Administrator

Call to Order:

The meeting was called to order at 7:00 P.M. by Philip Zalinger, Chair.

Comments from the Chair:

The next meetings for the Development Review Board will be on January 7 and 22, 2008.

I. Design Review – (CB-I/DCD)

10 State Street

Applicant: Jacob Grossi, Riverwalk Records
Sign

It appears that the Design Review Committee recommended approval for the application with an option for the placement of two small gooseneck sign lights that may be placed above the sign. The applicant Jacob Grossi said he was in agreement with the suggestion.

Mr. Blakeman moved approval of design review for a sign for Riverwalk Records at 10 State Street with the staff and advisory comments. Mr. Cranse seconded the motion.

Mr. Hoff said the motion should be clarified to include the DRC's option for the gooseneck lighting above the sign. Mr. Grossi said he understood that to be an option from the DRC and not mandatory he use lighting. If he does light the sign in the future it will be with that style of gooseneck lighting. The application originally was without lighting. The motion was voted favorably on a 6-0 vote.

II. Preliminary and Final Subdivision Review – (LDR/IND)

203 Country Club Road, Montpelier Elks, Inc.

Applicant: George Gillander, Montpelier Elks Lodge #924
Two lot subdivision

Mr. Zalinger administered the oath to George Gillander.

Mr. DeSmet said the Montpelier Elks came in for approximately 4-acre subdivision off of 144 acres. It is entirely within an industrial use with no proposed building envelope or proposed sale. The Elks just want to subdivide the parcel and proceed. There have been no changes in the project design since the preliminary review.

Mr. Gillander said there were a couple of questions posed at the first meeting. One related to the location of the city streets and they submitted a survey shows the end of the city streets far above the proposed Lot No. 2 up into the parking lot of the Montpelier Lodge of Elks. There was a question about access to the lot. A question came up about an easement from the railroad. Of course, there is no need for an easement because it borders a public highway.

Mr. Zalinger said if the application is approved they will have to have a Mylar map prepared. Mr. Gillander said he had been informed of that. He has 180 days to do this.

Mr. Hoff inquired what the minimum lot size is for an industrial zone. Mr. DeSmet replied one acre. Mr. Hoff asked if Mr. Gillander was aware they could divide this into four one-acre lots. Mr. Gillander said he was not

aware of that. Mr. Hoff said he should be further aware that once they subdivide you cannot subdivide again for five years. Mr. DeSmet said he wasn't entirely certain about that. Mr. Hoff said the small lot that is being carved off is located in the Industrial Zone so it probably won't be a residential use. Single family dwellings are conditional use in an Industrial Zone.

Mr. Gillander said he doesn't believe that is an issue at this point. The lot is for sale, but he doesn't anticipate it to be purchased by someone planning to put a new home on it.

Mr. Lindley asked who would be the land owners of the eastern side of Lot No. 2. Mr. Gillander said it is Patrick Malone.

Mr. Hoff moved approval of the preliminary and final subdivision review at 203 Country Club Road as submitted. Mr. Blakeman seconded the motion. Subdivision approval for the Montpelier Elks Club was granted on a 6-0 favorable vote.

Other Business:

None.

Adjournment:

Upon a motion by Jack Lindley, seconded by Ken Matzner, the Development Review Board adjourned.

Respectfully submitted,

Clancy DeSmet
Planning and Zoning Administrator