

Montpelier Development Review Board
August 18, 2008
City Council Chambers, City Hall

Subject to Review and Approval

Present: Kevin O’Connell, Vice Chair; Alan Blakeman, Daniel Richardson, Jack Lindley, Jeremy Hoff, Roger Cranse, and Bethany Pombar.
Staff: Clancy DeSmet, Planning and Zoning Administrator

Call to Order:

The meeting of the Development Review Board was called to order by Kevin O’Connell, Vice Chair, at 7:00 P.M. on August 28, 2008.

Review of August 5, 2008 Minutes:

Members attending the August 5, 2008 DRB meeting were Roger Cranse, Jeremy Hoff, Alan Blakeman and Bethany Pombar. Mr. Blakeman moved approval of the August 5th Minutes, with Jeremy Hoff seconding the motion. The Minutes of the August 5, 2008 DRB meeting were approved on a 4 to 0 vote.

Minutes of the July 21, 2008 meeting will be approved at the next meeting.

I. 118 Main Street – CB-I/DCD

Applicant: Will Colgan/ New England Culinary Institute

Owner: Jeffrey Nick/N & M Real Estate, LLC

Replace three sections of siding, three windows, and side over two windows and a door, and add a security door and corresponding fence to the top of a fire escape.

Mr. DeSmet said the application for 118 Main Street the applicant proposes to replace three sections of siding, three windows, some siding over a window and a door and add a security door with corresponding fence. The Design Review Committee recommended approval with one adjustment and one option. The adjustment is a chain link fence and the door black. If brick siding is discovered under the existing vinyl, then all effort shall be made to restore the original wall.

Will Colgan, Director of Facilities for the New England Culinary Institute, appeared before the DRB. He said the recommendations from the Design Review Committee were acceptable to him.

Mr. Hoff said he had a clarifying question about the options. We normally think about an option as being something voluntary. If brick siding is discovered under the vinyl, all effort shall be made to restore the original wall. Does he understand that to mean that if they discover brick that they will use bricks?

Mr. Colgan asked if the word “reasonable” was included. Mr. Hoff replied no.

Mr. Colgan said he doesn’t think there is brick under the vinyl siding because he drove nails in to hold the siding on and didn’t find any. If there was structurally sound brick and all they had to was peel back the vinyl and do a little mortar repair he wouldn’t have any problem with that. He would like to have brick, and it might be cheaper than the siding. It is vinyl siding now and has been blowing off into the parking lot for the last couple of years.

Mr. O’Connell said it was only intended to be a short term solution, and now it has been there for about six years.

Mr. Colgan replied they got it back up once and then it blew back down this summer.

Mr. Blakeman asked for an explanation about the door at the top. Mr. Colgan said it is just a wire mesh security fence so kids don’t go up. He said the color would be black.

Mr. Blakeman asked if the two blowers on the other side were going to have a fence surrounding them. Mr. Colgan said the way the kids access the roof is just to go up the fire escape, and then they can go anywhere they

want. They can block off the fire escape, which Paul Sykas would rather leave on the building. It is a safe exit for the residents of the building. If you can block the access up to the roof at that one point then they have eliminated all of the problems of the football and hacky sack games.

Mr. Hoff moved approval of the application for 118 Main Street with the optional change of repairing the brick siding, if discovered, as well as the adjustments to the scope of the chain link door and fence being painted black. Mr. Blakeman seconded the motion. The application was approved on a 7 to 0 vote.

II. 31 Barre Street – CB-I/DCD

Applicant: Kevin Casey/Jesse Jacobs

Owner: Jeffrey Jacobs

Repaint front of building and add shutters.

Mr. DeSmet said the applicant is proposing to repaint the front of the building and add some shutters to the windows. They are not proposing to paint all of the sides.

Jesse Jacobs appeared before the DRB. Mr. O’Connell asked what the DRC said about any optional changes.

Mr. Jacobs said they suggested an additional trim color. Their suggestion was a velum, which they had used at 5 State Street as an accent piece. They also suggested they consider painting the sides of the building and the rear at some later point, which they have been considering.

Mr. Lindley moved approval of 31 Barre Street with the proposed findings, with Mr. Cranse seconding the motion.

Mr. Blakeman asked Mr. Jacobs if the attic windows would also have shutters. Mr. Jacobs replied yes. They have all of the original shutters in the basement. The shutters will be black.

The application for 31 Barre Street was approved unanimously on a 7 to 0 vote.

Other Business:

Mr. DeSmet said the site plan approval for Harvest Equipment on Country Club Road the appeal was dismissed by the Environmental Court.

Adjournment:

Upon motion to adjourn by Mr. Lindley and Mr. Blakeman, the Development Review Board adjourned.

Respectfully submitted,

Clancy DeSmet
Planning and Zoning Administrator