

**Montpelier Development Review Board**  
**November 3, 2008**  
**City Council Chambers, City Hall**

**Approved**

**Present:** Philip Zalinger, Chair; Kevin O'Connell, Vice Chair; Alan Blakeman, Daniel Richardson, Jack Lindley, Jeremy Hoff, and Roger Cranse.  
Staff: Clancy DeSmet, Planning & Zoning Administrator.

**Call to Order:**

Philip Zalinger, Chair, called the meeting of the Development Review Board for November 3, 2008 at 7:00 P.M.

**Review of the Minutes of October 20, 2008:**

Mr. Blakeman moved approval of the October 20, 2008 Minutes, with a second by Mr. O'Connell. The October 20, 2008 Minutes were adopted unanimously by a vote of 6 to 0.

**I. One National Life Drive-Op/DCD**

Applicant: Solar Works, Inc.

Owner: National Life Group

Additional solar collectors on West roof for solar hot water.

Interested party: Tim Shea, National Life

Mr. Zalinger asked if the applicant was familiar with the results of the Design Review Committee's review. Mr. She replied he was. Mr. Zalinger said the Design Review Committee reviewed the application at its meeting last week and recommended approval of it without any changes. The DRB tries to hold the applicant harmless from being investigated and reviewed in duplicative fashion, so they generally adopt the Design Review Committee's recommendations. In this application there are no suggested changes or alterations.

Mr. Richardson moved approval for design review of One National Life Drive, with a second by Mr. Hoff. Design review approval for One National Life's additional solar collectors was adopted unanimously on a 7 to 0 vote.

**II. 9-11 West Street – HDR/DCD – Site Plan Review**

Applicant: RKG, LLC

Owner: Marcel Rocheleau

Retaining wall in rear parking lot.

Mr. Zalinger said this is the property at the corner of West and East State Streets. Mr. Zalinger administered the oath to Mr. Rocheleau.

Mr. DeSmet said the applicant requested design review and site plan approval for the installation of a 22 foot retaining wall between the two buildings at 9 and 11 West Street. The wall will be approximately 3 feet on one hand in height and 4 ½ feet on the other. The applicant has also proposed a stairway through the wall for access from the upper to the lower lot. The Design Review Committee recommended approval as proposed.

Mr. Rocheleau said they put the parking lot in between the two buildings in June of 2006. The soil is very sandy and they have had difficulty growing grass. With the rains this summer there was significant erosion which was exacerbated by the fact that their students use the parking lot bank as a way to get up

to the school buildings, as well as a number of school children who live in the area that walk to school. This has led to significant erosion which is ending up eating into the parking lot. They proposed as a way to deal with the problems, the erosion and access to the buildings, to put the retaining wall in with material that very closely resembles the granite on the foundation. The material is faux granite.

The DRB reviewed the site plan review criteria. It is clear from the applicant's testimony that access and circulation will undoubtedly improve by completion of this project. Vehicular access and circulation won't change at all; parking and loading will not change. It won't have any impact on the capacity of the parking area. There is no landscaping and screening proposed. Mr. Rocheleau said the area at the top of the wall is quite small. There will be no changing in the lighting. It appears they aren't going to substantively change the elevations or topography of the site but just hold it in abeyance. Those are the site plan criteria that are applicable to this application.

Mr. Lindley asked about landscaping. Kids are obviously the culprit here and you are going to make them think they are going to go down the steps and kids today think steps are a useless item and would rather jump over the wall. Is there any reason why he shouldn't put some low bushes along the top of the wall?

Mr. Rocheleau said he couldn't speak for the kids who walk down from the neighborhood, but their kids are all supervised one on one. There is someone with them all of the time so they can deal with their kids using the steps as opposed to jumping over the walls.

Mr. Hoff said on the right hand end of the wall, will the wall just step down? It doesn't flow into the existing wall.

Mr. Rocheleau said in his mind it did flow it into the wall quite smoothly.

Mr. O'Connell moved approval of the project as proposed, with Mr. Blakeman seconding the motion. Site plan approval was granted unanimously on a 7 to 0 vote.

Mr. Zalinger said all of the other matters on the agenda were either tabled or withdrawn by the applicants.

**Adjournment:**

Upon motion by Mr. Blakeman and Mr. Hoff the Development Review Board adjourned.

Respectfully submitted,

Clancy DeSmet  
Planning & Zoning Administrator