

Montpelier Development Review Board
July 20, 2009
City Council Chambers, City Hall

Subject to Review and Approval

Present: Philip Zalinger, Chair; Alan Blakeman, Daniel Richardson, Jack Lindley and Win Turner.
Staff: Clancy DeSmet, Planning and Zoning Coordinator

Call to Order:

Mr. Zalinger, Chair, called the meeting of the Development Review Board to order at 7:00 P.M.

Review of July 6, 2009:

Upon motion by Mr. Blakeman and Mr. Richardson, the minutes of the July 6, 2009 Development Review Board were approved on a vote of 5 to 0.

I. 126 Main Street – CB-I/DCD/FP

Applicant: Stephen Sykas
Owner: Paul Sykas
Design review for a sign.

Mr. Zalinger explained what the DRB does with consent agenda items is discuss with the applicant without taking further evidence if the applicant is in agreement with the recommendations of the Design Review Committee. Mr. Sykas explained he was in agreement with them.

Mr. DeSmet said the Design Review Committee recommended approval as proposed with an option that the sign can say either store or outlet based on what the applicant chooses.

Mr. Zalinger inquired if he had made an election. Mr. Sykas said he is waiting to hear back from the Department of Liquor Control.

Mr. Richardson moved approval for design review for 126 Main Street with the optional change of store or outlet as proposed by the applicant and accepted by the Design Review Committee. Mr. Blakeman seconded the motion. Design review approval for a sign at 126 Main Street was approved on a vote of 6 to 0.

II. 5 High School Drive – GB/DCD/FP

Applicant: Montpelier High School Student Council
Owner: City of Montpelier
Site Plan, Design and Flood Plain Review for a patio.

David McGraw, Advisor to the Montpelier High School Student Council and Faculty; Katlyn Cloutiere, a senior at MHS; and Tatum Fitzgerald, a High School Senior, appeared before the DRB to present the application. Mr. Zalinger administered the oath to the interested parties.

Mr. DeSmet said the applicants are seeking design review and site plan approval for the construction of a 16' x 54' outdoor patio. They are going to place approximately 8 picnic tables on the patio. There are no other improvements. There is no request for any lighting.

Ms. Cloutiere said every year the Student Council gives something back to the High School. Last year it was a bench outside. This year they wanted to build a deck off the cafeteria so they raised money from basketball games, dances and other fundraisers.

Mr. Zalinger asked if the Student Council was doing this through its own activities and their testimony is that it won't be out of the school district's budget. Ms. Cloutiere replied that was correct.

Mr. Zalinger inquired who was going to be using the deck.

Ms. Cloutiere replied the students would be. The cafeteria is always open for studying and sometimes it is crammed inside and most people in the spring and summer like to eat outside.

Mr. Zalinger asked if the faculty and administration were in support of having this other location for students. Ms. Cloutiere replied they were.

Mr. Blakeman asked if the picnic tables would be stored inside during the winter time. Ms. Cloutiere said they are thinking about leaning them up against the school and putting a tarp over them during the winter because there is no storage area right now.

Mr. Blakeman asked if there were any problems with protecting the garden.

Ms. Cloutiere said Mr. Sabo is a big part of that. He is the environmental applications and biology teacher at the school.

Mr. Lindley told Clancy the picture shows a wooden structure with a tin roof on it. He asked if the DRB had given approval for that.

Mr. DeSmet said they had. They were going to use locally milled wood. It was recently approved during the last year. It's a tool shed for the garden.

Mr. Lindley asked if there had been any suggestion that they use a cover of some sort so they might have the opportunity when on days less than sunny they could use the area. Are they going to put umbrellas on the tables?

Ms. Cloutiere said not right now. It isn't in their budget to do that right now.

Mr. Lindley asked Mr. DeSmet if they would have to come back for approval to put up an awning.

Mr. DeSmet replied yes.

Mr. Richardson asked if they had sought approval from the owner of the property, which he assumes would be the Montpelier School Board.

Mr. McGraw replied they had been working through the Principal, Mr. Evans, and he attends all of the School Board meetings and is keeping them informed. The Principal's signature is on their application.

Mr. Zalinger asked if it was going to be a wooden deck or crushed stone.

Ms. Cloutiere replied it was cement.

Mr. McGraw said for step one they are going to remove the top soil and replace that with a large volume of compacted sand, and then it is a 5 inch concrete slab with an exposed aggregate finish on the top. Then, the area around it will be regarded right up to the top so there will be a gentle slope going away from the top of the slab.

Mr. Zalinger asked how many picnic tables they could afford.

Ms. Cloutiere said they aren't really buying them. The school's wood shop is going to be building them.

Mr. Zalinger said the Board's jurisdiction over this is divided into two different areas. One is site plan and one is design review, and the third is flood plain review. In their site plan review the Board deals with things like pedestrian access and circulation. Their application indicates that access to the patio will be principally through the cafeteria but also students could access it from coming around behind from the parking lot as well.

Mr. McGraw said that was correct.

Mr. Zalinger said there will be no impact on the existing parking area at the high school and they don't propose any landscaping except to level off the area with the new level surface. Mr. McGraw said that was correct.

Mr. Zalinger asked if there was any lighting proposed.

Ms. Cloutiere replied right now.

Mr. Zalinger asked if they had plans for use of this area if there are other events going on at the high school, such as football game in September.

Ms. Cloutiere said no. They don't normally use their cafeteria for sporting events so it wouldn't be exposed to the public.

Mr. Zalinger asked if they had checked with folks who are in charge of security at the high school and they don't have any concerns with how it is going to be monitored if there is an evening event at the high school.

Mr. McGraw said he didn't believe they had asked anyone about that.

Mr. Zalinger said he would recommend they do.

Mr. McGraw said they are aware of the plans and haven't expressed any concerns.

Mr. Lindley asked if it was a venue for open dance night on Friday nights.

Ms. Cloutiere replied no, because they usually only have dances in the cafeteria. The door going out is usually closed so that wouldn't be an option.

Mr. Blakeman asked if this would be open to the 8th graders when they graduate from Main Street School and they use the cafeteria.

Mr. Cloutiere replied yes, it will be for all four classes.

Mr. Zalinger said going through the rest of the design review criteria, there is not going to be a sign. Will there be a class from the class of 2010 claiming credit. Ms. Cloutiere and Ms. Fitzgerald replied their name would be on it.

Mr. Zalinger said there are no performance standards. Technically, this site is also in the flood plain. It says that the picnic tables should be secured when not in use so as to prevent them from becoming debris during a flood event.

Mr. DeSmet said that came from the Agency of Natural Resources recommendation.

Mr. Zalinger asked if they had the same recommendation concerning the team benches on the football field.

Mr. DeSmet said nobody had signed approval for that.

Mr. Zalinger said the picnic tables should be secured to prevent them from becoming loose in a flood event. They have heard evidence about the design of the project and have just discussed the flood plain issues that might arise.

Mr. Lindley moved approval for site plan for 5 High School Drive with the recommendation that the tables be secured as recommended by flood plain regulations by the state. Mr. Blakeman seconded the motion.

Mr. Turner said if they are going to do this out of concrete and aggregate and secure the tables, it seems they might want to put into the concrete some kind of metal loops. He would be thinking ahead in terms that a concrete slab is hard after the fact.

Mr. Zalinger said he believes the picnic tables are going to be seasonal.

Mr. McGraw said they would be used seasonally but be out there year round.

Mr. Richardson said he wanted to confirm that the motion included design review as well as site plan and flood plain review. The motion was approved on a vote of 6 to 0.

Adjournment:

Upon motion by Mr. Lindley and Mr. Richardson, the Development Review Committee adjourned on a vote of 6 to 0.

Respectfully submitted,

Clancy DeSmet
Planning and Zoning Administrator

Transcribed by: Joan Clack