

Montpelier Development Review Board
August 17, 2009
City Council Chambers, City Hall

Subject to Review and Approval

Present: Kevin O'Connell, Vice Chair; Alan Blakeman, Daniel Richardson, Jack Lindley, Jeremy Hoff and Roger Cranse.
Staff: Gwen Hallsmith, Director of Planning and Community Development.

Call to Order:

Kevin O'Connell, Vice Chair, called the August 17, 2009 meeting of the Development Review Board to order at 7:00 P.M. Mr. O'Connell explained that Consent Agenda items are with some discretion on the part of the Planning Department staff is considered to be something pretty nominal in terms of complexity and potential controversy. If there is anyone in the audience this evening who would like to bring up a matter relative to these items the board will take whatever deliberations which are necessary.

Review and Approval of August 3, 2009 Minutes:

Upon motion by Mr. Blakeman and Mr. Lindley, the minutes of the August 3, 2009 were approved unanimously.

I. 39 Barre Street – CBII/DCD

Applicant: Central Vermont Community Land Trust
Owner: Central Vermont Community Land Trust
Solar Panels.

The application is for approval of solar collectors on the roof. Will Wright from Alteris Renewables said they would be installing the system.

Ms. Hallsmith reported that the Design Review Committee recommended approval as proposed without any additional suggestions or recommendations.

Mr. Richardson moved approval for design review at 39 Barre Street, with Mr. Cranse seconding the motion. The motion passed unanimously on a vote of 6 to 0.

II. 126 Main Street – CBI/DCD

Applicant: Paul Sykas
Owner: Patricia & Paul Sykas
Replace Windows.

The Design Review Committee approved the proposal but had some adjustments and optional changes. Mr. Sykas said he was familiar with those. The adjustment to the scope of the proposal: (1) the replacement of the existing windows 2 over 2 windows will be the same proportion and profile (2 over 2, not 2 over 1 as proposed.) Mr. Sykas said that wasn't a problem. The optional change, which was at the applicant's discretion, would be the remaining 7 windows on the second floor of the building may be replaced at a future date with the same proportion and profile windows (2 over 2, not 2 over 1) as adjusted for the 3rd floor proposal.

Mr. Sykas said he would like to do this within two years which would fall under this permit.

Mr. Lindley said if he is willing to do it within two years he is willing to change the language to give him the opportunity to do it within two years.

Mr. Hoff said two years is a default so they wouldn't even have to condition it. It is just implied they have two years to undertake the work you are permitted to do, and if you don't then the permit expires.

Mr. Lindley moved approval of 126 Main Street with the Design Review Committee's recommendations as printed with the understanding that the applicant has two years to replace windows on the second and third floors. Mr. Cranse seconded the motion.

Mr. O'Connell asked Mr. Lindley to amend his motion to include the adjustments proposed by the DRC. Mr. Lindley and Mr. Cranse agreed. The vote on the motion was approved unanimously on a vote of 6 to 0.

Adjournment:

Upon motion by Mr. Hoff and Mr. Richardson to adjourn the Development Review Board adjourned at 7:11 P.M.

Respectfully submitted,

Gwen Hallsmith, Director
Planning and Community Development