

**Montpelier Development Review Board**  
**January 5, 2009**  
**Community Room, Police Department**

*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:**

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

**Review of December 15, 2008 Minutes:**

Mr. O'Connell moved to accept the minutes as presented, seconded by Mr. Cranse. Mr. Blakeman said on page 2 it should read half bathroom and another change on page 20 it should be reduces the amount of cutting that would have to be done. The minutes of the December 15, 2008 DRB were adopted on a vote of 7 to 0.

**I. 100 State Street-CB-I/DCD**

Applicant: Chris Crandell, Johnson Company

Owner: Capital Plaza Corp.

Design Review for the installation of a window on the 5<sup>th</sup> floor.

Mr. DeSmet said the applicant wants to place a facsimile of the window they have on the second floor to open up light on the fifth floor.

Mr. Zalinger said the Design Review Committee recommended that the application be approved as submitted. The Board tries to avoid a duplicative review of an application provided there are no questions, comments or concerns from the DRB.

Mr. Hoff moved approval of design review at 100 State Street for the installation of a window on the 5<sup>th</sup> floor as proposed, with Mr. Blakeman seconding the motion. The motion was voted unanimously on a vote of 7 to 0.

**II. 152 Main Street-CB-II/DCD**

Applicant: Cassandra Lansky

Owner: John R. Lansky, DDS, Family Dentistry

Design Review for the replacement of a storm door and sign.

Mr. Zalinger recused himself from the application. He owns a building right down the street. He said he would continue to chair the meeting but wouldn't vote on the application.

The Design Review Committee approved the application with an option, which is she could change the handle to a lever instead of a pull if she desired. She said she is in agreement with the change.

Mr. Richardson moved approval for the application at 152 Main Street for a new sign and replacement of a door as proposed with the additional option granted by the Design Review Committee. Mr. Hoff seconded the motion. The application was approved unanimously on a 6 to 0 vote.

**III. 144 Main Street-CB-II/DCD**

Applicant: Momiji, LLC

Owner: Gerald Tarrant

Design Review for the construction of a portico over steps to southwest porch.

Mr. Richardson and Mr. Zalinger recused themselves on the application.

The Design Review Committee had a number of comments about the application.

Mr. DeSmet said there were a number of options that the DRC was trying to suggest. One of the problems was they didn't want the peak of the roof to obscure the architectural features of the windows. They decided to reduce the scope in order to allow the portico to be built. They gave the applicant a number of options and adjustments.

Mr. Zalinger said the optional changes are the lattice and trim detail can be extended to the sides of the steps to maintain the same scale as the existing porch or appropriate build up of the post bases with railings and balusters to that of the existing porch features.

Mr. Tarrant said their proposal was that he could do it any of the three ways.

Mr. Zalinger asked if he had selected one of those alternatives.

Mr. Tarrant said no, he thought he would find out if the Board had a particular version. He is going to visit his architect and see which height he likes the best. They aren't going to do the project this winter. It will have to wait until spring. He said there were two issues. One was the molding. They said if the peak of the portico went above the molding they would like the portico to be open so you could see the molding. If he wanted to put the peak of the portico below the molding, then it could be enclosed and come down below the bottom of the porch. The second concern was they didn't want the post to be simulated the same as the post on the porch but be a foot longer because it would go down to the base of the parking lot. They wanted him to build it up a foot by bringing out the porch and putting it in the lattice work. That looked nice. He doesn't know what the cost will be. He will try to do it the best architectural way there is.

Mr. Zalinger asked if he was in agreement that the development will go forth with one of the options identified by the Design Review Committee.

Mr. Tarrant replied he was.

Mr. Lindley moved approval of design review at 144 Main Street with options provided by the Design Review Committee. Mr. O'Connell seconded the motion.

Mr. Zalinger said the applicant may go forward with the development employing one of the three alternate options. The motion was approved on a vote of 5 to 0.

**Other Business:**

Mr. O'Connell said he would like to add to the record a recognition that Margot George who passed away Christmas week and she provided invaluable service to the city over a period of decades.

**Deliberative Session:**

The Development Review Board meeting moved into deliberative session.

**Adjournment:**

Upon motion by Mr. Blakeman and Mr. O'Connell, the Development Review Board adjourned at 7:22 P.M.

Respectfully submitted,

Clancy DeSmet  
Planning & Zoning Administrator

Transcribed by: Joan Clack