

Montpelier Development Review Board
May 16, 2011
City Council Chambers, City Hall

Subject to Review and Approval

Present: Jack Lindley, Acting Chair; Alan Blakeman, Daniel Richardson, and Roger Cranse.
Staff: Gwen Hallsmith, Director, Planning & Community Development

Call to Order:

The meeting was called to order by Jack Lindley, Acting Chair, at 7:00 P.M.

Review and Approval of April 18, 2011 Minutes:

Upon a motion made by Mr. Richardson and Mr. Blakeman the April 18, 2011 Minutes were accepted and adopted on a vote of 4 to 0.

I. 1 Granite Street – RIV/DCD)

Owner: Peter Merrill
Applicant: Dan Char
Design Review for a Sign.

Mr. Lindley said it is not the Board's intention to retake testimony because they have received approval by the Design Review Committee.

Mr. Blakeman said where the sign is located looks different than what the last application showed.

Mr. Clar said there are no doors but just an open garage bay. You would be able to see the sign from Stone Cutters Way.

Mr. Richardson moved for design review approval of the sign at 1 Granite Street. Mr. Cranse seconded the motion which was approved on a vote of 4 to 0.

II. 89 Barre Street – CB-I/DCD)

Owner: Stephen Ribolini
Applicant: Kelly Walsh for ORE/FRM
Design Review for a Sign.

Mr. Cranse asked if this was a community service.

Ms. Walsh explained there are two separate organizations. Onion River Exchange is a Timebank organization and Free Ride Montpelier is a community bike shop. There are two organizations that share the same office space. The timebank is a way for people to exchange goods and services based on the time they have versus how much money it would cost. Free Ride Montpelier is a community bike shop where people can come in and learn how to fix their own bikes or buy refurbished bikes.

Mr. Richardson asked if the building where their office is located is this going to be the only use in that building or are there other uses proposed for the building.

Ms. Walsh explained no.

Mr. Richardson moved approval for the signs at 89 Barre Street with Mr. Blakeman seconding the motion. The application was approved on a vote of 4 to 0.

III. 18 Leap Frog Hollow (LDR)

Owner/Applicant: Dejung Gewissler

Mr. Lindley explained to the applicant that the Board was short some members at the meeting and if the applicant wishes to delay until the next meeting the Board will understand. For approval he would need all four affirmative votes to proceed with preliminary and final plan review. The next meeting would be June 6th.

Mr. Gewissler said they would delay until that meeting.

Chair, Phil Zalinger joined the meeting. Mr. Zalinger explained that Peter Goodell sent a communication to the DRB today. It is addressed to the Zoning Administrator. He read it into the record:

Dear Clancy:

Due to a conflict with my schedule I am unable to attend the DRB meeting on May 16th. I'd like the Board to consider the following comments in its determination.

Number one, I am in support of the applicant's permit request as current presented.

Number two, I would ask the Board not place a condition on a perspective approval barring future construction of residential housing on remaining acreage of this site. Studies have documented the need for future housing units in Montpelier and the surrounding area. All viable sites for such development should be considered perhaps years from now and such a condition placed on this lot with its potential would be counterproductive in meeting the city's future needs. The Planning and Community Development Department should have copies of the studies mentioned above should the Board wish to review them. If not, I am happy to provide them.

Increasing energy costs will only add to pressure for additional housing and local employment centers including Montpelier. I am in no way proposing or recommending such development at this time but merely requesting the future of such deliberations not be clouded with any restrictions today.

Thanks.

The applicant's choices are to proceed and have a motion considered this evening or to continue this until their next regularly scheduled meeting which is June 6th.

Mr. Marsh from Marsh Engineering said he thinks they would prefer to wait and have larger members of the Board. It would be beneficial to them if Board members have concerns or issues they would like to share with them and they need to be prepared to discuss them at the next meeting.

Mr. Zalinger said that might be counterproductive because if they entertain comments and suggestions from the Board as it is composed this evening that doesn't rule out that there might not be different comments from the Board as it is constituted on the continuance.

Mr. Richardson moved the application for 18 Leap Frog Hollow be continued on June 6th with Mr. Cranse seconding the motion. The motion approved on a vote of 5 to 0.

Adjournment:

Upon a motion duly made by Mr. Blakeman and Mr. Lindley the Development Review Board adjourned on a vote of 5 to 0.

Respectfully submitted,

Gwen Hallsmith, Director
Planning & Community Development

Transcribed by: Joan Clack