

Montpelier Development Review Board
November 21, 2011
City Council Chambers, City Hall

Subject to Review and Approval

Present: Kevin O'Connell, Vice Chair; Daniel Richardson, Roger Cranse, Elizabeth Koenig, Brian Lane-Karnas, Ali Sarafzadeh and James LaMonda.
Staff: Clancy DeSmet, Planning & Zoning Administrator

Call to Order:

Kevin O'Connell, Vice-Chair, called the meeting to order at 7:00 P.M.

Review and Approval of October 3 and November 7, 2011 Minutes:

Upon a motion duly made by Mr. Richardson and Mr. LaMonda the Minutes of October 3, 2011 were approved on a vote of 4 to 0.

Upon a motion duly made by Mr. Lane-Karnas and Mr. Cranse the Minutes of November 7, 2011 were approved on a vote of 5 to 0.

I. 72 Main Street – CB-I/DCD

Owner: Joseph Kilmurry

Applicant: Matthew McCarthy

Design Review for Repainting Store Front

This is the space formerly occupied by Samosa Man. Mr. DeSmet explained it is a pretty simple application. They are going to remove the Samosa Man sign and repaint the storefront to match the colors that the applicant wants. The Design Review Committee reviewed it and recommended approval as proposed on a vote of 5 to 0. There were no conditions or adjustments. There are no signs. The signs will be inside the storefront.

Mr. Richardson moved design review approval for 72 Main Street with Mr. Lane-Karnas seconding the motion. The motion was approved on a vote of 7 to 0.

II. 153 Elm Street – CB-II/DCD

Owner/Applicant: Win Turner & Laura Bozarth

Design Review for Roof Material Replacement

Jamie Hansen, Contractor, representing the applicants

Dan Richardson recused himself from participating in discussion on the application.

Mr. DeSmet said there are three different roof materials on this historic building and the applicants would like to make it uniform. They have proposed a standing seam roof of two different colors. He isn't sure which color the applicant wanted but it will be gray which was appropriate to the Design Review Committee. He said there was a suggestion that heavier gauge steel replace the roof instead of a lighter gauge.

Mr. Cranse said he is ready to approve the DRC recommendations and would make that motion. Mr. Lane-Karnas seconded the motion which was approved on a vote of 6 to 0. Mr. Richardson recused himself from voting on the application.

III. 68 Main Street – CB-I/DCD

Owner/Applicant: Kelly Sullivan

Design Review for a New Sign

Mr. DeSmet reported the application was approved as proposed by the Design Review Committee. It is approximately the same amount of signage that was there previously. It is basically the same colors and it is an oval sign instead of rectangular.

Mr. Richardson moved approval for design review approval for the sign application at 68 Main Street. Mr. Sarafzadeh seconded the motion which was approved unanimously on a vote of 7 to 0.

IV. 100 State Street – CB-I/DCD

Owner: Capitol Plaza Corp.

Applicant: Sammel Sign Co., Roger Sammel

Reconsideration of Design Review for a sign on Taylor Street

Interested Parties: Eileen Bradley, Northfield Savings Bank, and Brian Cain, Capitol Plaza

Mr. O'Connell said there have been some specific changes from the original proposal.

Mr. O'Connell administered the oath to Ms. Bradley, Mr. Cain and Mr. Sammel.

Mr. DeSmet said the Capitol Plaza Corporation in conjunction with the Northfield Savings Bank proposed a ground sign on the Taylor Street side of the property. The original application was for a sign that was approximately 10' 6" x 2.5' wide with two panels, one being 96" x 32' and another panel being 96" x 48". The Design Review Committee recommended that the overall height be reduced and the overall width. They had a hearing with the Design Review Committee and the committee recommended certain changes. They have appeared before the DRB twice. The first time they were instructed that the sign was too large so they came back with a different scenario for the September 22nd meeting. The day after the final hearing they suggested a change to an overall height of 8' and a reduced square footage to 58 square feet. They removed the circular pig logo. It went from 65 square feet to 58 square feet which were dimensions discussed in front of this body. The applicant has responded to those suggestions. He has included the minutes from the three previous meetings and highlighted anything in the report that was new.

Mr. O'Connell said being that this a reconsideration would members who were here for the previous hearing be eligible for a vote of reconsideration.

Mr. DeSmet replied no, it is a majority of the members present.

Mr. Sammel said the only other consideration in the design itself is Northfield Savings Bank was concerned with the lower part of the sign. Not only have they gone down to the 8 foot sign but they were able to come up with a bit. They were concerned that it was too low to the ground.

Mr. Richardson said he had some questions about the LED lights. How long do LED bulbs last?

Mr. Sammel replied the fixtures he proposed for this sign are 50,000 hours. When they need to be replaced the whole fixture gets replaced.

Mr. Richardson moved design review approval for the sign at 100 State Street as amended in the reconsideration application and the adjustment recommended by the DRC for the LED lights to be in the 4,000k range, with Mr. Lane-Karnas seconded the motion.

Mr. Cranse said the sign meets the requirements of the ordinance and is attractive. There are other signs there that give the whole area a real cluttered effect. If you are looking toward Memorial Drive there is a sign that says parking with an arrow and right underneath it says Capitol Plaza – parking permit only. If you

look toward the State Street side it says parking which suggests public parking and then it says no parking on this side of street, no skateboard, please clean up after your dog. It makes it really messy.

The motion passed on a unanimous vote of 7 to 0.

Adjournment:

Upon a motion duly made and seconded by Mr. Cranse and Mr. Sarafzadeh the Development Review Board adjourned on a vote of 7 to 0.

Respectfully submitted,

Clancy DeSmet,
Planning and Zoning Administrator

Transcribed by: Joan Clack