

**Montpelier Development Review Board Meeting  
August 18, 2015**

*Approved 9/8/15*

**Present:** Daniel Richardson, Jack Lindley, Roger Cranse, James LaMonda, Michael Sherman, Kate McCarthy (alternate), Will Schebaum (alternate), Sarah McShane – staff.

**Call to order:** The meeting was called to order by the Acting Chair, Daniel Richardson.

**Approval of the agenda:** A motion was made by Michael to approve the agenda as presented, James seconded. The motion passed on a 7-0 vote.

**Comments from the Chair:** There were no comments from the Acting Chair.

**Review of minutes of August 3, 2015:** Motion by Michael to approve the minutes as presented, , second by Roger, those eligible to vote were Dan, Jack, Roger, James, and Michael. The minutes were approved on a 5-0 vote.

**107 State Street**

**Owner: John Russell Applicant: Niem Duong, dba, Pho Capital  
Design Review for a sign.**

Ethan Parke was representing the applicant. The DRC had approved the application as originally submitted.

James made a motion to approve the application as presented, Jack seconded. The motion passed on a 7-0 vote.

**18 State Street**

**Owner: Scott Fitzgerald Applicant: Jessica Turner, dba Capital Kitchen  
Design review to repaint storefront.**

The applicant was ill and couldn't make the meeting. Sarah read an email from the applicant stating that the DRC had approved the color choices with no problems on a 5-0 vote.

The Board decided it was a straightforward application that had no conditions attached by the DRC, so they would vote even with the applicant absent.

Roger made a motion to approve the application, Kate seconded. The motion passed on a 7-0 vote.

**301 River Street**

**Owner/Applicant: Junction Associates  
Continuation of site plan review to change the use from a single family unit to an office use.**

Jason Merrill, Shawn Isham, and Brian Emmons were present as the owners of Junction Associates. There were some issues raised at the previous meeting that the applicants revised and presented. One was access to the road and the sight line. The curb cut has been adjusted. 14 parking spaces are proposed, zoning requires 5. The only outside lighting will be on the building. Sarah will check into the lumens regulations in that area and the applicants will follow those regulations.

The garbage will be curbside, since there will be office space, it's not anticipated that there would be a lot.

Signage could be administratively approved.

Michael made a motion to approve the application as presented, Kate seconded. The motion passed on a 7-0 vote.

### **579 Gallison Hill Rd**

**Owner/Applicant: Frank Baraby and Lori Grout**  
**Preliminary plan review for a two lot subdivision.**

Frank Baraby was present. He changed the shape of the lot since the last meeting. He has no plans to build on the new lot but to sell it.

A neighbor had entered written comments about the subdivision but was not present to state her concerns. There will be a final review hearing in the future where the concerns could be addressed.

Jack made a motion to approve the application as presented. Michael seconded. The motion passed on a 7-0 vote. The applicant will be back for final approved on September 8.

**Other Business:** 27 Court Street - site plan - design review - variance(s) and demolition of historic structure - approval to raze portions of a contributing historic structure for the purpose of rehabilitating and converting the existing historic three family dwelling into mixed office and residential (two dwelling units) space. Owner/Applicant: Theodore B. Fetter - application tabled by applicant until the 09/08/15 meeting.

Next meeting: Tuesday, September 8th, 2015

**Adjournment:** Michael made a motion to adjourn, James seconded. The motion passed unanimously.

Respectfully submitted,

Tami Furry  
Recording Secretary