

**Montpelier Development Review Board Meeting
September 8, 2015**

Approved on September 21, 2015

Present: Philip Zalinger, Kevin O'Connell, Daniel Richardson, Jack Lindley, Roger Cranse, James LaMonda, Michael Sherman, Kate McCarthy (alternate), Sarah McShane – staff.

Call to order: The meeting was called to order by the acting Chair, Kevin O'Connell who then returned the Chair to Phil Zalinger upon his arrival.

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

Comments from the Chair: The only comment from the Chair was apologies on being late.

Review of minutes of August 18, 2015: Dan made a motion to approve the minutes as presented, James seconded. The motion was approved on a 6-0 vote.

30 State Street

**Owner: Overlake Park LLC Applicant: Cocoa Bean of Vermont (Walter Delia)
Design review approval to repaint storefront.**

The applicant was present. The project was approved by the DRC on a 5-0 vote.

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

579 Gallison Hill Road

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

Frank Baraby and David Kitchen, a neighbor were present. The DRC approved the application as presented with the condition that the E911 address be clarified so the permit be correct.

Dan made a motion to approve the application as presented with the existing condition. Kate seconded. The motion passed on a 7-0 vote.

25 Sibley Avenue

**Owner/Applicant: WJ Properties LLC
Sketch plan review for an eight unit planned unit development.**

The applicants, Win Turner and Jamie Hanson were present.

Dan Richardson recused himself from the review.

This project has been scaled back about 50% from the original plan. The building is 10,000 square feet total, with 3 stories visible from Sibley and 4 stories visible toward Barre Street. It has 1 studio, 1 one bedroom, 4 two bedroom, and 2 three bedroom apartments. There will be solar panels for hot water. The design of the building will fit in with the neighborhood.

5 of the 8 units will be fully ADA accessible.

One of the neighbors presented a petition signed by the neighbors in opposition to the project. Other neighbors spoke in favor of the proposed project and others of concerns.

The sketch plan review was closed.

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 withdrawn by applicant on 8/31/15.

Next meeting: Monday, September 21st, 2015

Adjournment: James made a motion to adjourn, Kevin seconded. The motion passed on an 7-0 vote.

Respectfully submitted,

Tami Furry
Recording Secretary