

**Montpelier Development Review Board Meeting
February 1, 2016**

Approved as Revised on March 7, 2016

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

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

Approval of the agenda: Michael made a motion to approve the agenda as presented, Kevin seconded, the motion passed on a 6-0 vote.

Comments from the Chair: There were no comments.

Review of minutes of December 21, 2015 and January 4, 2016: The minutes were tabled since there was not a quorum.

46 East State Street

**Owner: Liz Pritchett Trust Applicant: Lydia Faesy and Charles Wanzer
Conditional use approval for changing existing office use to naturopathic medical clinic**

The applicants were present. Dan disclosed that he is a co-owner of a neighboring building, so recused himself from voting but still continued to chair the meeting.

The applicants plan to purchase the building soon. The second floor will continue to be rented to the current tenants. If one of the tenants moves out and another medical type tenant moves in, the building would be considered a medical clinic and parking becomes an issue in the zoning district. The Board struggled with a hypothetical situation and hesitated to grant a change of condition based on that. The permit would only be good for two years, so it was suggested that if a change does happen, the applicant could return for the change of condition.

Kevin made a motion to table the application to March 7th, Michael seconded. The motion passed on a 5-0 vote with Dan recusing.

167 Barre Street

**Owner/Applicant: Steve Ribolini
PUD sketch plan review for a multi-family (6 units) dwelling**

The applicant was present. It's been renamed Maple Lane. It looks like two buildings with 3 units in each, but they are connected and share a roof. There will be 28 parking places, there are 16 there now. The apartments' required parking is 6 spaces.

The units are all two bedroom and two full baths with electric heat. A concern was raised about the lack of green space for children who might live in the dwelling.

Jack made a motion to combine preliminary and final, Michael seconded, the motion passed on a 6-0 vote.

Other Business: 13 Main Street, design review for a wall sign and painting storefront was tabled to March 7th.

Discussion on proposed 2016 zoning and subdivision regulations. The Planning Commission is conducting public hearings on the proposal. Dan suggested having an in-service on the new regulations before the applications need to be reviewed.

Next meeting is Monday, March 7th.

Adjournment: Michael made a motion to adjourn, Kate seconded. The motion passed on a 6-0 vote.

Respectfully submitted,

Tami Furry
Recording Secretary