

**Montpelier Development Review Board Meeting
April 3, 2017**

Approved as submitted on April 17, 2017

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

Call to order: The meeting was called to order by the Chair, Phil Zalinger.

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

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

Review of minutes of March 20, 2017: Dan made a motion to approve the minutes with two changes: 101 Northfield Street's notes had the applicant as present, his was his representative and Michael Sherman was not present. James seconded. The motion passed on a 6-0 vote. Phil was not present at that meeting and so did not vote.

68 Main Street (continued)

Owner/Applicant: Kelly Sullivan

Design review approval for a new wall sign.

The applicant was present. The DRC approved the application on March 6 with the recommendation to the DRB that the front door and planter boxes may be painted black, the sign may have a checkerboard border, and when repairing the awning, it may have a black and white striping or checkerboard design.

The applicant wants to change the front door color to red. The application had been tabled until a color sample for the door had been submitted.

Dan made a motion to approve the application with the conditions by the DRC and the color red submitted for the door. The applicant wants to paint the flower boxes red, also. Dan then amended the motion with the DRC conditions and the front door and planter boxes could be painted the red but they need to be the same color. Jack seconded. The motion passed on a 6-0 vote, with Phil abstaining since he wasn't at the original hearing.

7 Jay Street

Owner: Gwen Roof and Coulter Cluett Applicant: Clar Construction

Design review approval to replace roof, add two chimneys, and raise building.

Dan Clar was present. The DRC approved the application on March 20, 2017 with recommendation to DRB that optional changes could be vertical slat lattice under the front porch and the addition of evergreen shrubbery plantings on the east elevation to help soften the appearance of the raised part of the building. Wall sconce lighting will be installed to illuminate each step of the stairway.

Dan made a motion to approve the application with proposed changes by the DRC. Roger seconded. The motion passed on a 7-0 vote.

116 College Street

Owner: Thomas Keck Applicant: Ted Guilmette

Variance from rear yard setback to demolish and rebuild a larger garage in location of existing garage.

The owner and the applicant were present. The property was built in 1940. The present garage is very narrow and the owner wants to build a new garage that is for two cars and about twice as wide. It currently is 13' 1 ¼" into the setback. The application is for another two feet back to make it 24 feet deep. The garage could be brought forward two feet instead of to the back, it will require the elimination of a bedroom window and make the side door a challenge. It is within the side setback.

It was decided to put the extra two feet onto the College Street side.

The variance criteria were reviewed. Kevin made a motion to approve the application as amended to the DRB, James seconded. The motion passed on a 7-0 vote.

1 Home Farm Way

Owner/Applicant: Connor Brothers-Montpelier Armory, LLC

Site plan amendment to decrease size and scale of previously approved building.

The two gentlemen present were sworn in. When the original application was heard in May 2016, all but Kate of the current night's board were present.

The consultant reviewed the changes from the 2016 application. The building envelope will be reduced by about 3,600 square feet, a 22% reduction. The loading dock has been removed. The dumpster enclosure will be relocated. The number of parking spaces has changed.

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

Other Business: 41 State Street – site plan and design review to construct a deck – request continued to 04/17/17. Dan made a motion to continue the application by Ben Cheney to April 17, James seconded. The motion passed on a 7-0 vote.

The next regular meeting is April 17, 2017.

Adjournment: Jack made a motion to adjourn, Kate seconded.

Respectfully submitted,

Tami Furry
Recording Secretary