

**Montpelier Development Review Board Meeting
June 19, 2017**

Approved as revised on July 17, 2017

Present: Philip Zalinger, Daniel Richardson, James LaMonda, Roger Cranse, Ryan Kane (alternate), Will Schebaum (alternate), 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 printed, Roger seconded. The motion passed on a 5-0 vote.

Comments from the Chair: There were no comments from the Chair except to apologize for the voting booths in the room impeding some of the public's view.

Review of minutes of June 5, 2017: Dan made a motion to approve the minutes as presented, Ryan seconded. The motion passed on a 4-0 vote. James recused since he wasn't at the meeting being reviewed.

146 Main Street

Owner: Linda & David Butsch Applicant: Harry Strand

Design review approval to rebuild a third story egress deck.

The applicant was present. The application was previously approved by the DRC as presented. Dan made a motion to approve the application, James seconded. The motion passed on a 5-0 vote.

39 Northfield Street

Owner: Matt Chapman & Andrea Cohen Applicant: Matt Chapman

Design review approval to solidify porch structure and replace rotten elements. Enhance deck's and house's gothic style using durable materials.

The owners were present. The DRC reviewed the application on June 5 and approved it with optional changes, if the applicant so chooses. Roger made a motion to approve the application as presented with the optional changes, Dan seconded. The motion passed on a 5-0 vote.

29 Northfield Street

Owner: John Russell Applicant: Brian Powell

Design review approval to remove a door, shorten a window and install a new window.

The applicant was present. The DRC reviewed the application on June 5 and approved it as presented. James made a motion to approve the application, Ryan seconded. The motion passed on a 5-0 vote.

44 Main Street

Owner: Ajax Moving and Storage Applicant: Sara Travis

Design review approval to replace a wall sign and add a projecting sign.

The applicant was present. Dan and Ryan recused themselves from the review. The DRC reviewed the application on June 5 and wanted to approve the historic register to see where the original signband was located. The DRC approved the application 3-0 with the conditions that no adhesive will be used to affix the sign and fixtures will be in the mortar joints, not the bricks. James made a motion to approve the application with the DRC recommendations, Roger seconded. The motion passed on a 4-0 vote.

River Art between State and Langdon Streets

Owners: Leeds Brewer/Washington County Court House Applicant: Montpelier Alive!

Design review approval to place seasonal artwork over the river during the summer months.

Didi Brush was present for the applicant. The DRC had concerns about the stability of the river wall. The applicant had DeWolfe Engineering check it out and it was determined that the installation will not cause the wall to fail. The installation is to come down by the end of October, 2017 and will be reviewed again next year. Dan made a motion to approve the application with the DRC conditions, Will seconded. The motion passed on a 5-0 vote.

21 Court Street

Owner: Court Street Associates Applicant: Yana Walder

Site plan and design review approval to change use to office, add height to railing, and add parking spaces.

The applicant was present. Phil will act as chair but recuse himself from participating in the review. DRC reviewed the application on June 5 and again on June 19. It was approved with conditions.

Ryan made a motion to approve design review with the conditions set by the DRC, James seconded, the motion passed on a 5-0 vote, with Phil recusing.

Dan made a motion to approve site plan with the conditions that in the final application, it will show snow storage and the width of the parking spaces, as well as wastewater/potable water certification or the notice that none is needed. Roger seconded. The motion passed on a 5-0 vote, with Phil recusing.

9 and 11 West Street

Owner: RKG, LLC Applicant: Marcel Rocheleau

Site plan amendment and design review to install gutters and downspouts, add a curb cut, and alter parking lot layout.

Susan Kimmerly and Phil Wiley were present. The DRC approved the gutters and downspouts at their June 5 meeting. DPW approved the curb cut and the parking lot layout.

Dan made a motion to approve the design review as approved by the DRC, Roger seconded. The motion passed on a 5-0 vote.

Steve Hingtgen from 7 West Street spoke about concerns with snow removal and landscaping/screening.

Phil mentioned that there are design elements that are not addressed in the application and the legalities of the easement in regard to the curb cut and the elimination of the easement at that point.

Dan made a motion to continue the application to July 17, Ryan seconded. The motion passed on a 5-0 vote.

10 Heaton Street

Owner/Applicant: Living Well Group, Paul Kervick

Site plan approval to reconstruct existing parking and walks and add 5 new site lights.

Don Marsh and another gentleman was present. DPW had some questions about drainage with the new impervious surface. Written comments were received and included in the board's package.

The light fixtures will be on 15 foot poles, the existing ones are 14.

Emily Wetherall from 2 Heaton Street stepped forward. The employee parking is right beside their house. She had concerns about the need for the changes.

Roy Danama from 22 Fuller Street, bordering the south parking lot. He expressed concerns about the light pollution and the stormwater run off, which has affected his property.

Elaine Parker from 17 Fuller Street spoke next. She was concerned with the lighting, the stormwater and erosion. There's been runoff that has made the street dangerous to navigate in the winter.

The light on the eastern end of the southern parking lot will be deleted so as not to bother 2 Heaton Street.

Dan made a motion that site plan be approved with the conditions that the 5th light on southern driveway be removed, the supplemental berm, the lights be on timers, the foot candle be met, modification to the stormwater be approved by DPW, the final map show where snow removal will be, and to allow for the 20' travel allowance in the parking lot. Ryan seconded. The motion passed on a 5-0 vote.

250 Main Street

Owner/Applicant: 250 Main Street Associates, LLC

Sketch plan review for a new planned unit development with 25 housing units.

Phil recused himself as an adjoining property owner. Dan stepped in to act as Chair and reiterated that this was just a review, no decisions would be made, except to possibly approve preliminary and final sketch plan be combined.

Jeff Nick, the property owner; Ron Lyon from Dubois & King; and Jay Ancel from Black River Design were present.

The property is around 6 acres. It was the previous NECI campus and since then has served as a multi use office business with an herbalist school in the carriage house.

A storm water pond was created after a significant storm a few years back. They are looking at townhouses and a cottage concept. It would be a combination of duplex and single family homes, for a total of 24 dwelling units.

Kim Cheney, an abutting property owner spoke. He made the comment that it's not a complete application and the board shouldn't even be hearing it. He had sent in a few letters regarding his concern.

Various other residents in the neighborhood also spoke regarding concerns about runoff, especially when the trees are removed, the retention pond on the property already overflows and washes out Dan Lindner's driveway at 242 Main Street. There were concerns about the egress and the changing of the wildlife habitat in the area, especially deer.

One neighbor at 267 Main loves the project and applauds the efforts.

The applicant took into consideration the concerns and what needs to be addressed and will implement that in the next presentation of the project.

Other Business: The next meeting will be July 17, 2017.

The City Charter states that the DRB should have 5 members, it currently has 7. A policy can be adopted that 2 members may recuse themselves, but still hear applications.

Adjournment: James made a motion to adjourn, Will seconded.

Respectfully submitted,

Tami Furry
Recording Secretary