

**Montpelier Development Review Board Meeting
February 20, 2018**

Subject to review and approval

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

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

Roll call: identification of 5 voting members participating in the decisions: Kate will not be able to attend the March 5th meeting and abstained from voting at this meeting.

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 Acting Chair.

Review of minutes of January 16 and February 5, 2018: The January 16 minutes were crossed off on the agenda, Kevin believes they were previously approved.

Jack made a motion to approve the February 5 minutes as printed, Kevin seconded. The motion passed on a 5-0 vote.

10, 12, and 16 Main Street

**Owner/Applicant: Thomas Mowatt Revocable Trust and the City of Montpelier
Site plan and design review approval to demolish two buildings and add parking and lighting.**

This is the first application to be reviewed under the new zoning regulations.

John Riley (attorney on behalf of the city), Jeff Tucker (engineer), Bill Fraser (City Manager), and Jay White (from the trust) were present and sworn in.

John Riley gave an overview of the project. This application is part of the rec path. The city has already obtained 10 and 16 Main Street and is working with the Trust to obtain their property at 12 Main. Two of the buildings will be demolished and Mowatt will be given 16 Main. They plan to build a new commercial building on that property. The Mowatt project has already gained two approvals for their new property with conditions. Three parcels are going to become two.

Jeff Tucker then reviewed the technical issues of the projects based against the handouts given to the Board. There is a 10 foot strip near the tracks that's going to be the future bike path. The new access road is going to be two lane, 22 feet wide curb to curb, that will come into a splitter island which will have a light pole on it and into a parking lot. There will 28 new

parking spaces. There will be three 18 foot light poles with LED lighting that is dimmable. There will be landscaping. The parking will be standard asphalt with a subgrade underneath. Drainage will be a new drainage pipe and outfall which will be picking up on Main Street. There is a Vermont stormwater permit for the project, which was part of the One Taylor Street project.

The parking lot is going to drain to the northwest corner and that's going to drain into an infiltration basin which will be in the southwest corner. These all meet the stormwater standards.

The question was posed from the Board about the 18' lighting and whether it needs to be that high. Mr. Tucker said he would ask their lighting expert. Another question was a net gain or loss on the number of parking spaces – Mr. Fraser said he believed it was a net gain of one or two. The parking requirement is fulfilled and are dedicated to Mowatt.

There is not a snow storage designated area.

The staff report states that this area is in the new Urban Center I district, since there are more than 10 parking spaces, it's considered a major site plan, which come to the Board. Design Review approval was granted to demolish the two buildings, they approved it with no comments under the new guidelines. There are surveys that show the boundary line adjustments.

The rear area is a contiguous, impervious surface area of parking which appears to be within a 5 foot setback of that property setback.

Since this is the first application under the new zoning regulations, there are many questions on both sides. Sarah reviewed the zoning standards and her findings on each.

The engineer testified that the river is channelized in that section.

DPW will need to check out the site to make sure delivery trucks have turning access.

The engineer will check with the landscaper to make sure the plantings are non-invasive.

Jack made a motion to continue the application to March 19th, Kevin seconded. The motion passed on a 5-0 vote.

Phil arrived and took over as Chair.

100 State Street

Owner: Capitol Plaza Corp. Applicant: Capitol Plaza Corp. c/o Rabideau Architects

Site plan, design review, and conditional use approval as well as a variance request from the rear yard setback to construct a hotel and parking garage.

This application was before the board in December and has been before the DRC three times. DPW has provided the applicant some details on traffic flow.

David Grover, a traffic engineer was present.

Greg Rabideau reviewed the changes that have been made to the project, especially the changes to the garage since previously reviewed. There will be a rain garden to help reduce the runoff. The garage will have a living wall, plantings that like to crawl up, Boston ivy and other plants.

Mr. Grover addressed concerns that staff and DPW had. He counted the cars between 4:30 and 5:30 on State Street and Taylor Street. He doesn't feel that the new hotel would add a lot of trips to those streets.

Mr. Rabideau again presented items for the board for consideration. The variance is needed because the infringement on the rear yard setback by the garage is 1,008 square feet. The lot is odd shaped and not square.

Steve Dale, from the Christ Church spoke about their desire to create housing in the back of the church and doesn't want this hotel to infringe on that. Another concern is parking for the church. The parking garage is elevated 5 feet above State Street and will affect the parking plans for the church's housing project.

Ellen Pelletier, from Downstreet Housing spoke. She has been working with the Christ Church. They don't have an issue with the variance, just the parking.

The variance criteria were reviewed. The eastern boundary will be considered the rear yard and the southern boundary will be considered the side yard. Dan made a motion to grant the variance for the rear yard setback, James seconded. The motion passed on a 5-0 vote.

Jack needed to leave the meeting at this point.

Dan made a motion to continue the application to April 2, Kate seconded. The motion passed on a 5-0 vote.

4 Spring Street (continued)

Owner/Applicant: Jailhouse Common Associates II

Site plan review to add a 9 car parking lot to accommodate additional tenant parking on the property.

The applicant asked to have a continuance to March 19. James made a motion to continue, Kevin seconded. The motion passed on a 5-0 vote.

Other Business: The next meeting will be Monday, March 5, 2018.

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

Respectfully submitted,

Tami Furry
Recording Secretary