

**CITY OF MONTPELIER
MONTPELIER, VERMONT**

Design Review Committee

Meeting Minutes

Tuesday, February 20, 2018

05:30 P.M.

1. Call to Order by the Chair
Members Present: Eric Gilbertson (Vice Chair), Hannah Smith, Seth Mitchell, Liz Pritchett (Alternate), Ben Cheney (Alternate)
Staff: Sarah McShane
2. Approval of the Agenda- Motioned (Smith), second (Cheney).
APPROVED (unanimous).
3. **Comments from the Chair** – None.
4. **41 Elm St. (UC1/DCD/FP) Owner: Tim Ayer Applicant: Na An Design Review approval to replace existing projecting sign and add a new wall sign.** Applicant present. Seeking to replace sign for a new restaurant in the old “Philomena’s” location. Projecting sign will be located where previous business signs were located. Sign will be made of brushed aluminum and will say “banchan” which is the name of the new restaurant. APPROVED (unanimous).
5. **100 State St (CB-I/DCD/FP) Owner: Capitol Plaza Corp. Applicant: Capitol Plaza Corp. c/o Rabideau Architects Design Review approval to construct an 89 room hotel and 4 story parking garage. – Present:** Greg Rabideau, architect, Steve Dale, Christ Church, Eileen Peltier, Executive Director of Downstreet Housing Community Development. Greg explained that there have been a few modifications to the plan, including moving trash location, as well as storm drain location. Trench drains are going to be directing water into rain gardens. The project has worked in collaboration with the church to create more open space between the church project and the hotel. Greg discussed plans regarding the green space, landscape, and plants that will be involved with the proposed project.

Steve Dale, head of the housing committee for Christ Church, was present to discuss a concern for long-term parking. There was an initial concern of the proximity of the church project, and the hotel project. Both projects were able to collaborate on a solution to move the proposed locations of both buildings. There is a tradeoff for the church project, as they will lose units in their proposed building. A concern was raised about parking, the original plans called for parking below the building. There is substantial concern about not being able to park below the building for the buildings residence. It was recommended that parking is a DRB issue.

Eileen Peltier asked about the location of the propane tanks. It was clarified that the propane tanks would be located underground. It was recognized that the location of the propane tanks was designed within the regulations of the rail right of way. Eileen shared that there was more concerns from the church' perspective, as there are elements of the hotel project that could impact the church property.

The board asked for more information about the green walls, as well as how the raising of the grade of the parking garage will impact the church building. As well as for updated views of the project from different locations.

6. **Approve minutes of: June 19th, January 16th and February 5th. – TABLED**
7. **Other Business: Next meeting- Monday March 5th, 2018**
8. **Adjournment – Motioned (Smith), second (Pritchett). APPROVED (unanimous).**