

**Montpelier Development Review Board Meeting
October 1, 2018**

Subject to review and approval

This public meeting was recorded, and the video will be available for viewing at:
<http://www.montpelier-vt.org/416/City-Meeting-Videos>

Present: Daniel Richardson, Kevin O'Connell, Thomas Kester, Ryan Kane, Deb Markowitz, Robert Goodwin, Clare Rock (alternate), Meredith Crandall – staff.

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

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

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

Approval of minutes from September 4 and 17, 2018: Present at this meeting and for the September 4th meeting were Dan, Kevin, Deb, Tom, and Rob. Rob made a motion to approve the minutes, Tom seconded. The motion passed on a 6-0 vote.

There was not a quorum for the September 17 minutes, so they were put off until the next meeting.

2 Moonlight Terrace

Applicant: Steven Kirby and Kathleen Newbrough

Site plan and conditional use review to convert existing office space to two new apartments.

The applicants were present and sworn in. They are going to buy the property and want to convert the doctor's office on the first floor into two one-bedroom apartments, there is already an apartment on the second floor. They are going to leave the parking area as is and not change it as stated in the original application.

The only thing that will change in the exterior is to add a rear entrance for Apartment 2, so each apartment has its own egress.

With no parking changes, the only staff issues are landscaping and the Board might want to ask about bicycle storage.

Applicants testified and introduced a Landscape Plan showing that there are many mature trees and saplings. There are some shrubs mixed within the saplings on the edge of the property. The Chair confirmed with Applicants that there is 172 square feet of principal building, which translates to 34 shrubs and 5 trees required under the Landscaping provisions of the Zoning Regulations. There are currently 25-30 trees and 20-25 shrubs, which – in total

– equals at least 45 plantings– surpassing the total 39 plantings required under the Regulations.

Per Applicants, there are no formal bike racks but plenty of trees to chain the bicycles or the bikes could be stored in at least some of the apartments.

The conditional use criteria were reviewed and determined to be acceptable.

Deb made a motion to approve the conditional use and site plan, with the parking not to be changed. Kevin seconded. The motion passed on a 7-0 vote.

47 Court Street

Owner/Applicant: Capital City Partners, LLC

Minor site plan and design review to replace existing jersey barriers with stone wall. Development proposes to disturb steep slopes.

Yana Wilder was present for the applicant and sworn in. The 3 current jersey barriers will be replaced with a more decorative, engineered concrete stone wall in the back of the building. The jersey barriers are 2.5 feet tall now, the wall will be 3 feet tall. A neighbor had concerns about the drainage that he wrote a memo to the DRB about.

The neighbor, Jim Blouin of 45 Court Street spoke next of his concerns about the grade. He wants to make sure the drainage remains the same and the excavator does not touch his property.

There are currently 16 shrubs and 4-7 trees on the property. The snow is removed from the property, snow banks also are created by plows along the property line that borders Greenwood Terrace.

Ryan made a motion to approve the application with the addition that construction activity be in compliance with erosion control measures and that 4 new shrubs be planted on the property and maintained. Deb seconded. The motion passed on a 6-1 vote, with Clare voting against the motion.

100 State Street

Owner: Capitol Plaza Applicant: City of Montpelier

Sketch plan review of two lot subdivision.

Greg Rabideau from Rabideau Architects was present for the applicant. A 220 space parking garage was part of the original, approved proposal for the Capitol Plaza. The City has decided to take on the project, with changes such that Capitol Plaza will be subdividing its lot, and transferring a portion to the City on which to build the parking garage. The City will increase the size of the parking garage to 348 spaces, with the larger structure extending into the Heney Lot, as well as covering the majority of the newly subdivided parcel. He had a presentation of the rendering of the proposed roughly, 4 story garage.

Bill Fraser spoke about a 49-year lease on the Heney lot, which lease term would be similar to the anticipated life of the garage. The lease allows the city to construct a building on it, with the Heney Lot owner's permission, which has been granted for the garage. At the end of 49

years, the City could purchase the property, the Heney's could purchase an interest in the garage, or the City could agree to take down the garage.

There were members of the public who then spoke.

- Sandy Vitzthum, who is part of the Montpelier Heritage Group, spoke first. She asked that the Board pay attention to details, including whether perspectives in the viewshed presentation slides were shown properly, including with balloons for proper height and elevation comparisons. She expressed concern about the roadway on Taylor Street and the walkway by the ATM. It was asked if a traffic study would be done.
- Steve Whitaker spoke next about concerns with the river boundary and the traffic congestion with the new hotel, parking garage, and the new transit center. He also has concerns about the views, especially from the new Confluence Park.

Other Business: Members and Staff discussed internal draft review procedures regarding decisions made during deliberative sessions, and when appeal periods begin and notification of applicants.

The next regular meeting will be Monday, October 15, 2018.

Adjournment: Kevin moved to Adjourn, Tom seconded. Motion passed 7-0.

Respectfully submitted,

Tami Furry
Recording Secretary