

**Montpelier Development Review Board Meeting
November 19, 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, Kate McCarthy, Deb Markowitz, Thomas Kester, Ryan Kane, 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, Kate 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 17 and November 5, 2018:

Ryan, Dan, Kate, and Rob were present at the September 17 meeting. Ryan made a motion to approve the minutes as drafted, Rob seconded. The motion passed on a 4-0 vote.

Kevin, Tom, Ryan, Rob, Deb, and Clare were present at the November 5 meeting. Tom asked that the minutes specify that Dan and Kate were not present at the meeting. He also mentioned that the engineer testimony, especially on the channelization of the river section, be more exacting and not so much paraphrasing. Kevin stated that he called the meeting to order as Acting Vice Chair. Meredith will revise the minutes. Tom moved to approve the minutes with the changes, Rob seconded. The motion passed on a 6-0 vote.

1 Home Farm Way

Owner/Applicant: Connor Brothers – Montpelier Armory, LLC

Site plan amendment for proposed addition to building under construction.

Fred Connor and Jeff Olesky, from Catamount Consulting Engineers were present and put under oath.

Proposal is to add square footage at the request of a prospective tenant, which will still make the project smaller than the original application. The addition is a little more than 3,000 square feet. The prospective tenant needs the space for a cooler or storage area. This is an amendment to the original application, so the old zoning rules apply.

A parking space has been added to what was a bit of green space as a construction decision by the contractor and the addition will be on land that was previously a grassy area and swale,

so this proposal increases the impervious surface area. Therefore, a storm water construction discharge update was requested from DPW.

Kate made a motion to approve the site plan amendment, Deb seconded. Dan added a friendly amendment that if a storm water permit update is required, it will be filed with the city. Another friendly amendment was added that the previous approval remain in full force. Both friendly amendments were accepted by Kate and Deb. The motion was approved on a 7-0 vote.

155 Northfield Street

Owner/Applicant: National Life Insurance Company

Sketch plan review of a two lot subdivision.

Kris Jurentkuff from Chase and Chase Surveyors was present. There is a two acre parcel around the existing preschool that is operated by Orchard Valley School. The application is to subdivide a 17+ acre parcel into two parcels, so the preschool would then be on a 2.05 acre parcel. The solar farm and community garden would be on a 15+ acre parcel.

The parcel is adjacent to a roughly 140 acre National Life parcel that was never legally merged with the larger parcel, but has been combined for tax purposes.

Mr. Jurentkuff noted that there is an apartment in the building, which was not noted in the sketch plan application. The land was surveyed in 1957.

A condition for the final subdivision approval should include that the easement agreement be recorded with the City Clerk and filed with the Administrative Officer prior to the permit being issued.

Other Business: The next regular meeting will be Monday, December 3, 2018. There are no pending applications for that meeting. The only reason to have a meeting is if the deliberations for 100 State Street are ongoing. There was a discussion of training at some point, but it would be too late to schedule such for that meeting.

Close of public meeting to move to deliberative session of:

100 State Street (continued) – final plan review of two lot subdivision

100 State Street (continued) – site plan amendment to remove on site parking

100 State Street (continued) – site plan review for a new parking garage

Kate and Dan recused themselves from the deliberative session and would leave the building.

Adjournment: Kevin made a motion to move into deliberative session, Tom seconded.

Respectfully submitted,

Tami Furry
Recording Secretary