

Montpelier Development Review Board Meeting
April 1, 2019

Approved

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

Present: Daniel Richardson, Kevin O'Connell, Kate McCarthy, Thomas Kester, Ryan Kane, Robert Goodwin, 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, Tom seconded, the motion passed on a 6-0 vote.

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

Approval of minutes from March 18, 2019: Kate made a motion to approve the minutes as printed, second by Ryan, the motion passed on a 6-0 vote.

213 Main Street

Owner/Applicant: Robert Gowans

Final plan review of a two lot subdivision.

Robert Gowans was present and sworn in. He believes that everything is the same as the sketch plan and testified that lot 1 is the one with the house currently on it and will become 10,436 square feet with 94.78 feet of frontage and the second lot will become 8,390 square feet with 60.7 feet of frontage.

He provided requested information of an annotated subdivision plan identifying where the slope is on the property. Per Applicant, it is a level lot, slopes down, then levels out again. The annotated plan also contained a proposed footprint of a building.

The slopes and driveway placement was a concern at sketch plan review. DPW wants to extend the current curb cut, then provide an easement across the current driveway instead of creating another driveway for Lot 2. The new zoning requires that requires driveways to be separated by at least 45 feet. There is an allowance for a waiver to be provided, and there is nothing to prevent a shared driveway.

The utilities will be overhead, probably from the same pole. Applicant has not talked to Green Mountain Power, but has talked to DPW about water and sewer which is on his side of the street, so that won't be an issue. In order to put the utilities underground, they would have to go under Main Street.

The lot doesn't have landscaping, to provide a barrier between houses and allow for shading. Four new lilac trees have been added above the neighboring property line and the plan is to continue to add some.

Ryan made a motion to approve the application with the following conditions – that within 180 days of the decision the applicant shall record a final survey plat in the land records per the procedures detailed in § 4405 of the zoning regulations and that within 60 days of the decision, the applicant shall submit to the Zoning Administrator and record in the land records a final version of a signed agreement memorializing the access easement over proposed lot one to proposed lot two. Also, a condition that in order to apply for a zoning permit to construct a structure on lot two, landscaping will be delineated as necessary to meet the requirement of the zoning bylaw, as described by the Chair earlier. Further, that the waiver of the 45 feet requirement between driveways be granted, and another waiver is granted for the requirement that electric and data utilities be underground.

Tom seconded the motion. The motion passed on a 6-0 vote.

29 College Street

Owner/Applicant: Vermont College of Fine Arts

Final plan review of a two lot subdivision.

Dan will be recusing himself from this application and turning it over to the Vice Chair, Kate McCarthy.

Curb cut, shared parking details, and landscaping were concerns at the sketch plan, as well as the expiration of the Master Plan for the college. Meredith spoke to City Counsel about the AI PUD. The only thing that needs to be considered are the 2018 regulations, so this application must be reviewed without regard to any PUD provisions.

Katie Gustafson was in attendance for the application and was sworn in.

One of the questions from the sketch plan was the length of the driveway required under the current regulations. The current driveway is about 3 inches shy of the 36 feet required for two parking spots, but the carport is open ended, so Applicant plans to extend it just beyond that covering. Only parking for one car is required by the regulations.

DPW hasn't had a chance to look at the curb cut, but they are aware they need to check it out. They don't anticipate any problems, but some alterations may be necessary.

The landscaping involves extending the privacy fence, allowing for the 5 foot setback between the properties. The rest of the property line would be shrubs in groupings.

The shared parking for 31 College Street will be behind the neighboring VCFA buildings, for up to 8 vehicles.

The note on the final plan that VCFA will maintain the shared walk between Lot 1 and 2 in perpetuity will be removed.

Roger Kellogg from 3 Kemp Street spoke: 31 College Street has a refrigeration unit that is very loud. When considering the privacy fence, a sound buffer might want to be considered for the new tenants of the building because he and his wife hear it all summer long across the street. Kevin asked if it was for a kitchen or cooling. Katie stated it's an HVAC unit.

A condition would be that the curb cut complies with DPW standards and has a permit to that effect before the final approval is issued.

Rob made a motion to approve application # Z-2019-0017 for a two lot subdivision, as presented in the application dated March 8, 2019, and supporting materials, subject to the following conditions of approval: Applicant shall follow the erosion control practices outlined in § 3008(D) when reestablishing the driveway on lot one. Within 180 days of this decision, and prior to recording the final survey plat, applicant shall provide the Administrative Officer with the written confirmation from the Montpelier Department of Public Works that the department either approves of the curb cut and driveway on lot one, and applicant will obtain the necessary permits prior to beginning work; a copy of a DPW permit; or confirmation that no DPW permits are required for the reestablishment of lot one's driveway. Within 180 days of this decision, applicant should record the final survey plat in the Montpelier land records office, per the procedures detailed in in § 4405 of the zoning regulations, such plat to show the municipal stormwater catch basin located on College Street in front of lot one. Tom offered and Rob accepted the friendly amendment of: The landscaping plan will have a combination of up to five clusters of indigenous trees and shrubs of appropriate size will be planted to demarcate the property line and also the representation of the applicant that privacy fence construction is being proposed, as well, to demarcate the two properties.

Ryan seconded the motion. Kate offered another friendly amendment of the applicant to indicate on the final site plan the location of the storm drain. Rob accepted that amendment. The final tweak would be to remove from the plat that VCFA will maintain the sidewalk in perpetuity. The motion passed on a 5-0 vote.

301 River Street

Owner/Applicant: Junction Associates

Site plan review of a two lot subdivision.

Dan took over the Chair duties. Jason Merrill and Elliot Curtin were present. The current 5.6 acre parcel will be subdivided into lot one of 2.01 acres and lot two of 3.66 acres. The plan is to sell off lot one. No future development of lot two is planned at this time.

Access to lot two is not on the plan at this time. There is an old road (pre 1960 is the guess) on Lot 2 now that led to the old Dewey Park, which was a trolley stop for people to go and picnic.

Per the Board, there will need to be proof of how the property could be developed and accessed in the Final application. Applicant testified that an engineer is working on that, including stormwater runoff details. DPW will review the plan when it's available. The Board reminded Applicant of spacing requirement between driveways. Ingress and egress to the property may be hazardous in this area on the Barre-Montpelier Road.

Staff noted that the change in the 30% slope regulation adopted by City Council the previous week was put into effect immediately, so it will apply during the Final Application review process.

City water and sewer extends to the land.

Blasting will need to be done to make the new lot a buildable lot.

Josh Singer was present to hear more about the project as a possible owner of Lot 1.

Other Business: The next regular meeting will be Monday, April 15, 2019.

Adjournment: Kevin made a motion to adjourn, Tom seconded.

Respectfully submitted,

Tami Furry
Recording Secretary