

**Montpelier Development Review Board Meeting
February 18, 2020**

Subject to review and approval

This public meeting was recorded, and the video will be available for viewing at this link:
<https://www.montpelier-vt.org/1094/CivicClerk>

Present: Kate McCarthy, Ryan Kane, Robert Goodwin, Clare Rock (alternate), Michael Lazorchak, Roger Cranse, Meredith Crandall – staff.

Absent: Kevin O’Connell

Call to order: The meeting was called to order by the Vice Chair, Kate McCarthy at 7:05 PM.

Approval of the agenda: Ryan moved to modify the agenda to state “elect Chair and Vice Chair as necessary.” Rob made a motion to approve the modified agenda, Clare seconded. The motion passed on a 6-0 vote with no abstentions.

Elect Chair (and Vice Chair as necessary): Dan Richardson, the previous Chair, had been appointed to fill a seat on the City Council, so resigned from the DRB. Ryan nominated Kate for Chair, Roger seconded. The nomination was approved on a 5-0 vote, with Kate abstaining. Rob nominated Kevin for Vice Chair, Ryan seconded. The motion passed on a 6-0 vote. These seats are to fill the remainder of the officer terms, there will be new elections in August.

Comments from the Chair: Kate thanked the board for electing her as Chair and stated she is sorry to see Dan leave since he was a great Chair. She also welcomed Roger back to the board following his appointment last week.

Approval of minutes from January 21, 2020: Ryan made a motion to approve the minutes as printed, Rob seconded. The minutes were approved by Kate, Ryan, Rob, and Michael. Clare and Roger abstained.

159 State Street

Owner/Applicant: Court Street Associates, Inc.

Demolition of a derelict historic shed at the rear of the property.

Yana Walder was present to represent the Applicant and sworn in. The structure is a less than 400 square foot building that was a garden shop built in the 1930s and is in the National Register of Historic Places as a contributing structure.

The DRC reviewed the application and approved the demolition of the structure since they felt the building could not be restored.

Ms. Walder submitted a letter from Robert McCullough, a historic preservation professional, during the hearing, in which he detailed his review of the structure and noted the building is beyond repair such that it has lost its historic integrity.

The empty space will be raked and seeded. Applicant also corrected the statement in the Staff Report regarding slopes, and attested that the area of ground on which the shed is located is flat lawn.

The demolition criteria were reviewed. The Board also discussed landscaping, and found that additional landscaping was not necessary for this project.

Ryan made a motion to approve the application for the demolition of a contributing historic structure as presented in the application materials and supporting materials provided at the hearing, subject to the following conditions:

1. The work shall follow the erosion control practices outlined in Section 3008.D of the regulations; and
2. By agreement of Applicant, there will be more extensive documentation of the structure prior to demolition, and those photographs will be provided to the Zoning Administrator to keep on file for the Historic Preservation Commission.

Rob seconded the motion. The motion passed on a 6-0 vote with no abstentions.

Other Business: The next regular meeting will be Monday, March 16, 2020. Kate will be out on parental leave and will return to the board in May or June.

Adjournment: Rob made a motion to adjourn, Clare seconded.

Respectfully submitted,

Tami Furry
Recording Secretary