

*Approved*

**Present:** Stephen Everett, Chair; James Duggan, Vice Chair, Eric Gilbertson, Kate Coffey, Jay White, Zachary Brock and Tim Senter. Zachary Brock did not vote on the applications and Tim Senter didn't participate in the discussion of the applications before the Committee.  
Staff: Clancy DeSmet, Planning & Zoning Administrator

**Call to Order:**

Stephen Everett, Chair, called the meeting to order at 5:30 P.M.

**Comments from the Chair:**

Mr. Everett explained the advisory role of the Design Review Committee to the Montpelier Development Review Board. They will hear the applications and their decision is advisory.

**I. 10 Corse Street – HDR/DCD**

Owner/Applicant: Victoria Cherney  
Design Review for Replacing the Roof of a Carport

Ms. Cherney said her carport roof is currently made of cedar shingles and has moss growing all over it and it is decaying and rotting. She wants to replace it with metal channeled roof which would be a more permanent solution so the same problem doesn't arise again. She wants to use Rustic Red 29 Gauge. She included with the application a sheet which shows the color.

Mr. Everett replied the difference in the gauge is that the lower number is a heavier gauge. The heaviest gauge will last the longest with the least amount of problems. He isn't sure what the builder's preference is. Any time you go with a heavier gauge the installation costs the same. The heavier gauge is a little sturdier.

Ms. Cherney added she wants to do something that will last.

Mr. Everett said his experience with metal roofs is he has always gone with the heaviest gauge he could get, which is a 24 gauge. The 26 gauge is a medium gauge. He found the difference between his choices was 28 or 24 and the difference with the 24 gauge is very minor. The cost difference was also very minor. That doesn't have anything to do with the Committee's decision.

Ms. Cherney said the profile on the other side is Imperial Red.

Mr. Gilbertson said it looks great to him. Wood shingles are practical.

The Design Review Committee reviewed the evaluation criteria and found the application acceptable on a vote of 5 to 0.

**II. 1 Bailey Street – GB/DCD**

Owner/Applicant: VSECU  
Design Review for a Sign  
Steve Avery, Vermont State Employees Credit Union

Their application is to install a new lawn sign on their property at 1 Bailey Avenue. There is no existing lawn sign currently. There is some signage on the building itself which has been there since 1994, but they would like some additional lawn signage to identify the business a little better. It is also consistent with their new branding they are doing at other buildings.

Mr. Gilbertson said the sign looks really big to him. He doesn't know what the code is for signs in that area but it is 12 feet tall.

Mr. DeSmet said it is General Business and 20 feet is the maximum height.

Mr. Avery replied it is the standard sign they are installing in other locations. They have one currently installed in Berlin which is almost identical to this sign and another planned for Williston. There will be one installed in Rutland this year. It is their standard lawn sign.

Mr. White said he thinks the proportions are good but it is overall too big for an application of a lawn sign. It is more like a billboard sign. 12 feet tall is over a story tall. Potentially if you were walking down the sidewalk you would have to look up to see it. 57 inches tall is almost 6 feet tall. He thinks a total height of 6 or 8 feet would be workable but 12 feet is overly large for that location. He thinks they have a really nice landscape and building. The sign diminishes the architectural setting because it is too big.

Mr. Avery asked if a recommendation was the proportion is okay but they lower the height.

Mr. White replied the whole sign should be designed smaller.

Mr. Gilbertson added if they just lowered the posts.

Mr. Everett added that if they are driving the line of sight is not 10 to 12 feet as you are coming around the corner from the traffic light on Memorial Drive. 12 feet seems too high for that particular location. It has nothing to do with the scale of the building itself as much as for people walking by would have to look up at it as well as people driving by. It is out of your range of vision as you are driving by.

Mr. Duggan mentioned he said they wanted to save room here so there could be signs below this. Are they looking for a sign plan?

Mr. Avery replied they don't have any tenants and he doesn't even know if there would be a second panel. They are just planning for future space if they need it.

Mr. Gilbertson said the only other sign around is the High School sign across the street which is a wall sign that is really landscaped.

Mr. Everett inquired if there was a landscape plan as to what is being planted in the bed around the sign.

Mr. Avery said no not beyond what they see in the picture. They would like to put some lights in there as well as flower beds. They mentioned that in the application to subtly light the sign.

Ms. Coffey said if they reduced the whole thing by 20 percent it would get it down closer to 10 feet.

Mr. Avery said the proportions are okay but just lower the legs by a foot or so.

Mr. Duggan said he needs to bring it down closer to the landscaping.

Mr. Gilbertson said it could be dropped to 10 feet and it would still give them 3 feet of clearance underneath.

John Miller from Sign Design said he worries about a car coming across the lawn accidentally and hitting the sign. It is his understanding there should be some fairly good sized stones on the street side. He doesn't know why they couldn't stipulate that 10 feet is the absolute maximum from the ground.

Mr. Avery said it would be easier for them if they are just talking about changing the height of it rather than the proportion of the sign. Just dropping it down a little lower is doable.

Mr. Gilbertson inquired if the 24 hour ATM needed to be so big.

Mr. Avery replied they find the ATM sign draws in a lot of people just looking for an ATM, even if they are not a member. They are the first one off the Interstate. They have that experience on the Barre/Montpelier Road with their branch located there, and it's very popular. It's the big ATM sign out front that draw them in.

Mr. Gilbertson said there wasn't any design for the landscaping or lighting in the application. Are they going to do that later?

Mr. Avery replied yes.

Mr. Everett said he mentioned small floodlights. Would the lights would be under the sign shining straight up.

Mr. Miller said they were thinking about halogen lights just to throw a little glow on the sign and it isn't in the darkness. They are 55 watt halogens completely encased and shielded.

Mr. Gilbertson said he would be reluctant to approve any lighting in this case until they see it.

Mr. White said what has been described is good but he thinks to be consistent with what they require by other applicants they should see a fixture cut sheet first. It could be a separate application or a continuation of this one if they want to get the sign approved now so they can get started on the project.

Mr. Everett said they could describe their planting bed and the lighting. The only recommendation is that the height of the sign be reduced from 12 feet down to 10 feet, the maximum height above the existing grade. Everything else dimension wise is okay.

The DRC reviewed the evaluation criteria and found the application acceptable on a vote of 5 to 0. The utilities and landscaping are not addressed in this application. The only recommendation that was made was that a maximum height of the ground sign be 10 feet from the height of the existing grade.

### **III. 63 Main Street – CB-I/DCD**

Owner: Tim Heney

Applicant: Capitol Stationers – Eric Bigglestone

Design Review for a Sign

Mr. Bigglestone they are hoping to make a very simple sign with just their name. They are very proud to have been in this town since 1950 so they wanted to add that on there.

Mr. Gilbertson inquired if there was going to be any lighting.

Mr. Bigglestone replied no. There is a streetlight right outside of the building.

Mr. Gilbertson asked if the sign would fit in the current sign band.

Mr. Bigglestone replied yes and it is close to the same lettering size as what the Peach Tree had before. They are taking their letters off and putting Capitol Stationers on there.

Mr. Gilbertson said it looks good.

Mr. White said it looks good.

The DRC reviewed the sign evaluation and approved the application on a vote of 5 to 0.

**IV. 10 State Street – CB-I/DCD**

Owner: Candice Moot

Applicant: Sonja Grahn, Botanica

Design Review for a Sign

They have just opened a brand new floral shop in Montpelier. They want to replace the sign that was there, which was Athena's, with a sign a little smaller. There will be no lighting. There is a streetlight right out in front.

Mr. White said he thinks the sign looks great.

Ms. Grahn said it is going to be an aluminum composite sign with a laminate.

Members of the DRC agreed the sign looked great. The DRC reviewed the sign review standards and found it acceptable on a vote of 5 to 0.

**V. 5 State Street – CB-I/DCD**

Owner: Jeff Jacobs

Applicant: Cindra Conison, the Perky Pet

Design Review for a Sign

Ms. Conison told the Committee she is opening a pet store called The Perky Pet, which is next to Delish. The red drawing is the logo she has in the window done by Sign Design. This would be a hanging sign which would hang from a steel rod. There won't be any words on the dog. There will be a tree inside the window that will have bird feeders hanging. The sign is going to be red on both sides with a yellow trim. There will be no light on the sign. It is 2 inches tall made of light weight pine. It will be an enameled base with polyurethane oil based paint.

Mr. Duggan asked how it was attached to the steel embedded branch.

Ms. Conison replied the rod will come off the bracket and the branch will be drilled into it.

Mr. Duggan said he would like to make sure that the architectural details aren't damaged.

Ms. Conison replied they would not. It will be close to the front door.

Mr. White said he would like to propose they not allow the diagonal brace, and if she found she needed it she come back with a solution that really works.

Ms. Conison replied she could that; it wouldn't be a problem.

Mr. White said he thinks it could be engineered to not need it.

Mr. Gilbertson said it needs to be conditioned that none of the fastenings interfere with the moldings.

Mr. Duggan asked where the thermometer comes into the design.

Ms. Conison replied there were holes already mounted and they want to just mount the thermometer outside because there are no thermometers downtown and it would be a way to get people on that side of the street to see what the temperature is. They want to permanently install it so people can see what the temperature is.

Mr. Duggan said he appreciates the idea but he doesn't know that this type of item is necessary. The placement of it troubles him.

Mr. White said he didn't think the thermometer adds anything to the design ambience of the town. He would vote yes for the sign without the thermometer.

Mr. Everett said that seems to be the consensus of the committee. The adjustment will be that the applicant will not be using the upper diagonal brace which is shown in the drawing to mount the logo sign and the proposal to mount an outdoor thermometer is withdrawn from the application.

Mr. Gilbertson said the other condition should be they don't interfere with the molding.

The DRC reviewed the sign evaluation criteria and found the application acceptable with adjustments on a vote of 5 to 0.

**VI. 114 Main Street – CB-I/DCD**

Owner: Raymond Alvarez

Applicant: Dang Son, Ly Ly Nail Salon

Design Review for a Sign.

Dang Son said it used to be Vy Vy Nail and now it is changed to Ly Ly Nail. The sign is a little bigger than it used to be.

Mr. Gilbertson said it doesn't look as tall and a little longer.

Mr. DeSmet said it was 28 inches by 77 inches for Vy Vy Nails. For Ly Ly Nail it is 30 x 48 so it isn't quite as long.

Mr. Gilbertson said he didn't have any problem with this since there is an existing sign. There is really no sign band on this building. It is placed over the clapboards.

Mr. White asked if the background was going to be white or off-white. It is white with red letters.

Mr. Everett asked if it was a shiny surface or a flat white.

The applicant said it is an aluminum sign.

Mr. Everett asked if they thought about making a very thin border around the perimeter of it.

Mr. DeSmet replied there is no border around it.

Mr. Gilbertson said a border line around the edge of the sign would really define it and make it a little more finished. They could do a thin line as a border to picture frame the sign in red or black.

Mr. Everett said the adjustment is they may add a thin border around the perimeter of the sign in either red or black color to match the proposed colors.

Mr. White said he thinks the border should just be a black option because the red is too close to the clapboards.

Mr. DeSmet said if they change the window signage it needs to be on the inside.

The DRC reviewed the sign evaluation criteria and found the application acceptable on a vote of 5 to 0.

#### **VII. 112 Main Street – CB-I/DCD**

Owner: Raymond Alvarez

Applicant: Lee Youngman, Knitting Studio

Design Review for a Sign

Ms. Youngman said her sign was approved when her store was on 7 State Street. It is still hanging on their old location on State Street and just wants to move it over to Main Street. It's only 10 inches by 6 feet.

Mr. Everett said it is a nice sign.

Ms. Youngman said the sign will be located above the awning in the previous location that the Times Argus sign was located.

The DRC reviewed the sign evaluation criteria and found it acceptable on a vote of 5 to 0.

#### **VIII. Various Locations – CB-I/CB-II/RIV/DCD**

Owner: Various

Applicant: Montpelier Alive, VT Coalition of Runaway & Homeless

Youth Programs, Ned Castle & Calvin Smith

Design Review for Art Work in Multiple Locations

Ned Castle said they have a neat application so they aren't applying under an individual business or a sign. They are applying to do a group of temporary art work signage pieces that are going to go around town, and there are 12 locations. There are a couple of places where they may be able to put multiple applications if they end up down to less than 12 acceptable locations. Within the application there are more than 12 at this point. They did find out today that there are three locations owned by Fred Bashara and they aren't interested in participating so they can cross those off the list. They have signatures with the exception for one location in which they are still waiting to hear from the owner about the majority. One of the other potentially confusing things associated with this product is because they are multiple locations he hasn't picked exactly which art work will go in which location. You will see in some of the elevations he doubled up on some of the images so it appears in several spots.

Ms. Coffey asked what happens when they start to peel back.

Mr. Castle said they will be up for 30 days; that is the proposal. His guess they wouldn't start falling down for six months because they are pretty strong. On the back of the TD Bank building somebody put up a piece of art three or four years ago and it is starting to tear down. The wheat paste is pretty strong. That is one of the other concerns he had himself was that if he puts them up he doesn't want them coming down and leaving some kind of mark or being impossible to remove so they did a test on the back of the new bagel shop. In the bottom right hand corner of the test piece spot came up a little bit, and that is because there is a hot air vent just to the right of this and it was blowing directly on to it. They have done this before and it takes Mother Nature awhile to take these down. It would be inappropriate to leave them up that long so it is their plan to take them down after 30 days. He is also aware that if somebody vandalizes or rips one of them in half or draws it all over it they just need to have a plan for whom to contact and they will remove within 48 hours.

Mr. Gilbertson asked if he was doing any of it on a painted surface.

Mr. Castle said it just leaves a slight blue paper marking so he used a natural hair brush and it comes right off. The only painted surface was the theater and that is off the table at this point.

Mr. Gilbertson asked what the size of the drawings was.

Mr. Castle replied they are going to be various sizes. Depending on the location they would be sized to sort of fit that location. They aren't all big but some are larger because they have a stronger presence that way. It is listed under each one the general size.

Mr. Gilbertson said he said 30 days. They are doing a big project here and he doesn't see why they shouldn't be up longer than that as long as they stay in good condition. Next to each set there will be 2 8"x11" information sheets.

Mr. Everett said they will say the proposed location on the southerly facing façade of the Blanchard Block.

Mr. Castle said if it goes through on August 1<sup>st</sup> they would have to decide if they are going to wait 30 days or go ahead and do it knowing they would have to take them down if it was appealed.

Mr. Gilbertson said the condition should be the maintenance or removal that if they get vandalized or destructed they come off. The other condition is that they be cleaned up afterwards because they are temporary. Is there a time limit in the allocation? They should really extend that to 90 days so it gets through fall foliage.

Mr. Duggan said the only concern would be putting a lot of moisture on the bricks after frost but he thinks through foliage would be good.

Mr. Gilbertson said he thinks it looks like a great project.

Mr. Castle said hopefully it will be happening in Burlington and Rutland this fall as well. They have some exemptions in their regulations that make the process a little easier, but it will be helpful having gone through this.

Mr. Gilbertson inquired about the funding for the project.

Mr. Castle said VCRP funded the creation of the exhibit for the work he did with the youth, and that was through a foundation grant. In terms of this project it is partially VCRP funded, and partially funded by private folks they are reaching out to. Potentially, there is an arts organization in Montpelier they have just submitted a grant to as well. It's coming from all directions.

Mr. Gilbertson asked if they had to go through the criteria on this application. It is not a sign.

Mr. Everett said it is not preservation or reconstruction; it is not in harmony of exterior design with other properties because that isn't applicable.

Mr. Gilbertson made a motion that the Committee approves the application as presented as temporary art work.

Mr. White said the criteria don't apply because it is a temporary art project, and that is a better precedent than to looking into an art project.

Mr. White moved the application be approved as an art project and the moment criteria to review either buildings or signage do not apply because of the nature of the art project. It adds life and vitality to Montpelier, and that is a good thing.

Mr. Everett said the DRC has said the application is approved as a temporary art project which will add life and vitality to the community. The length of the installation can be extended for as long as 90 days and any surfaces will be restored to the same condition as prior to the art installation following removal. The proposed location of the southerly facing façade of the Blanchard Block is withdrawn and the condition of the installed art work will be maintained during the length of the installation. The application was approved on a vote of 5 to 0.

**Review of Meeting Minutes of July 12, 2011:**

Upon a motion duly made by Mr. Duggan and Ms. Coffey the Minutes of July 12, 2011 were approved on a vote of 5 to 0.

**Adjournment:**

Upon a motion duly made by Mr. Duggan and Ms. Coffey the Design Review Committee adjourned.

Respectfully submitted,

Clancy DeSmet  
Planning & Zoning Administrator

Transcribed by: Joan Clack