

**Montpelier Development Review Board Meeting
June 15, 2015**

Approved as revised- 7/6/2015

Present: Philip Zalinger, Kevin O'Connell, Daniel Richardson, Jack Lindley, Roger Cranse, James LaMonda, Michael Sherman, Sarah McShane – staff.

Call to order: The meeting was called to order by the Chair, Phil Zalinger.

Approval of the agenda: Michael made a motion to approve the agenda as presented, James seconded, the motion passed on a 7-0 vote.

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

Review of minutes of June 1, 2015: Jack stated that under other business, he voted against the motion, so the final vote was 5-1. With that change, Jack made a motion to approve the minutes, Roger seconded, the motion passed unanimously.

8 Bailey Avenue

Owner/Applicant: Vermont Land Trust

Design review for replacing 10 previously approved windows, removing one, and relocating one.

Teija Huttunen-Green and another representative for the applicant were present.

Kevin moved to approve the application as reviewed by the DRC, Roger seconded, the motion passed on a 7-0 vote.

39 Barre Street

Owner: Downstreet Housing and Community Development Applicant: Joel Page, AIA Scott & Partners

Design review to repaint building.

40 Barre Street

Owner: Downstreet Housing and Community Development Applicant: Joel Page, AIA Scott & Partners

Design review to repaint building.

41 Barre Street

Owner: Downstreet Housing and Community Development Applicant: Joel Page, AIA Scott & Partners

Design review to repaint building and replace rear window.

The applications for three applications were approved by the DRC on June 2 on a 5-0 vote with the additional criteria of the replacement of glass block windows with fiberglass windows.

Dan made a motion to approve the application at 39 Barre Street as presented, Kevin seconded, the motion passed on a 7-0 vote.

Dan made a motion to approve the application at 40 Barre Street as presented, James seconded, the motion passed on a 7-0 vote.

Dan made a motion to approve the application at 41 Barre Street as approved by the DRC, James seconded, the motion passed on a 7-0 vote.

249 North Street

Owner/Applicant: Ty Rolland, Blue Ridge Construction

Final approval for a two lot subdivision

Dan and Jack recused themselves from this application. The applicant was present.

The DRB heard this sketch plan application a few months ago. The Chair asked to clarify the addresses. Lot 1 is closer to Main Street and is 217 North Street. The DPW report requested some changes that the applicant will make. Lot 1 might be a single family residence or a duplex. There is already a single family residence on Lot 2. Both lots are for sale.

Nick Persampieri from 191 North Street asked what the expected construction schedule will be. The applicant stated that it will depend on how quickly the lot sells.

Diane Zamos from 355 North Street spoke that there is no timeframe for compliance on the conditions of the previous approval for the subdivision. There has been some erosion on the site because the erosion control conditions have not been done.

Mr. Persampieri then spoke again to agree with Ms. Zamos's statements. He presented a picture that he had taken that morning showing some erosion. He believes that erosion control needs to be in place before construction is done.

The applicant stated that the stormwater and erosion control plans have been filed with DPW. There hadn't been any issues until the heavy rains of past Friday.

Lockland Smith from 218 North Street spoke to issues with the adjacent stream that has issues 3 or 4 times a year.

James made a motion that the application be tabled until July 6 to allow the applicant to focus on finalizing the soil erosion plans and the other issues that DPW identified on their report. Kevin seconded. The motion passed on a 5-0 vote.

4-6 St Paul Street

Owner/Applicant: Stephen and Patricia Ribolini

Design review and site plan approval to demolish two garages.

The applicant and another representative were present.

The last time the application was before the Board, it was requested that landscaping and trees be considered and the parking spaces be changed from 8 ½ feet to 9 feet wide.

Written comment was received concerning snow removal. The applicant stated the snow will be plowed between the two houses as it has been.

James Dylan Ravis from 12 St Paul Street, who had provided the written comment, spoke about the snow removal and sidewalk clearing.

Elizabeth Robeck from an abutting condo association then spoke about the gravel and drainage. The response was that the gravel will have to be raked back each spring and the drainage is toward St Paul Street as it does now. She and another condo owner are landscape architects and asked to be able to provide input on some vegetation types that would be more attractive on the south boundary.

James made a motion to continue the application to July 6 to allow the applicant to meet with the neighbors to discuss alternatives to the landscaping. Michael seconded. The motion passed on a 7-0 vote.

15 Fuller Street

Owner/Applicant: David Carter

Request for a variance from the rear yard setback for a deck.

The applicant was present. The lot is about 6,000 square feet with knolls around it. The house sits about 35 feet from the rear lot line, the deck will be 15 feet back. The garage already extends over the rear yard setback, the deck will encroach less.

The variance criteria were all met under this application.

Dan made a motion to approve the application as presented, James seconded. The motion passed on a 7-0 vote.

79 College Street

Owner/Applicant: Robert & Dena Cody

Request for a variance from the rear yard setback for a storage shed.

The applicant was not in attendance and the Zoning Administrator has not heard from the applicant.

Jack made a motion to continue this application to the July 6 meeting. Michael seconded. The vote was 6-0-1 with Roger abstaining.

Leap Frog Hollow Appeal

Owner: James and Mia Moore, 76 Leap Frog Hollow

Appellant: James Nagle, 227 Leap Frog Hollow

Appeal of zoning permits # Z-2015-0050 and # Z-2015-0051

The appellant was not present.

Kevin made a motion to dismiss the appeal, James seconded. The motion passed on a 7-0 vote.

Other Business: Kevin thanked the Chair for his thoughtful write up on the Sibley Avenue matter.

Next meeting: Monday, July 6th, 2015

Adjournment: Dan made a motion to adjourn, James seconded. The motion passed on a 7-0 vote.

Respectfully submitted,

Tami Furry
Recording Secretary