

**Montpelier Development Review Board Meeting  
July 6, 2015**

Subject to review and approval

**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:** Dan made a motion to approve the agenda as presented, it was seconded by James. The motion was approved unanimously.

**Comments from the Chair:** The Chair mentioned that people would need to project their voices since the ORCA backup system was in use.

**Review of minutes of June 15, 2015:** There was a correction to the spelling of Elizabeth Robeck on page 3. Dan made a motion to approve the minutes with the correction, Michael seconded. The motion passed on a 7-0 vote.

**47 Court Street**

**Owner: Vermont Insurance Agents Association Applicant: Thorin Markison  
Design review to replace exterior stairs and railing to second floor.**

The applicant was present. The DRB approved the application on June 16 with a 5-0 vote and with two options that were presented.

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

**89 State Street**

**Owner/Applicant: Vermont Mutual Insurance Company  
Design review to remove fire escape and brick in door opening.**

Diane Norwood was present as the applicant.

Kevin made a motion to approve the application as approved by the DRC, Jack 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. (Continued)**

Dan and Jack recused themselves.

The applicant was present. It was a continuance from a previous presentation. The ZA stated that she has not received any further information from DPW or the applicant.

At the previous meeting, it was determined that there was not a sufficient stormwater plan filed with DPW.

The Chair determined that the information would need to be received from DPW before further action on the application. He recommended that it be continued again.

James made a motion to grant final approval contingent that all permits required by DPW be obtained. Michael seconded. The motion passed on a 5-0 vote, with Dan and Jack recusing.

#### **4-6 St Paul Street**

**Owner/Applicant: Stephen and Patricia Ribolini**

**Design review and site plan approval to demolish two garages. (Continued)**

The applicant was present with the person who does his landscaping. They presented a plan for landscaping after discussion with the neighbors who had landscaping architectural backgrounds.

Jack made a motion to approve the application as presented, Kevin 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. (Continued)**

Dena Cody was present and David Blythe, a neighbor, friend, and lawyer. The rear setback is 15' and that's what the existing shed is from the setback. The shed was built 5 years ago in September.

The variance criteria were considered.

Kevin made a motion to grant the variance. Dan seconded. The motion was defeated on a 7-0 vote.

#### **20 Hubbard Street**

**Owner/Applicant: Gary and Allison Schy**

**Site plan review to add a fourth unit to a 3 unit property.**

Gary Schy was present.

There is no change to the exterior of the building and it meets the parking regulations. There are no concerns with the project meeting the appropriate criteria. This is an existing interior space that was being used as a studio. In a conversation with Chris Lumbra, it was determined that a permit should have been obtained.

Dan made a motion to approve the application, Roger seconded. The motion passed on a 6-0 vote with one abstaining.

**579 Gallison Hill Road**  
**Owner/Applicant: Frank Baraby and Lori Grout**  
**Sketch Plan review for a two lot subdivision.**

Frank Baraby was present.

He doesn't need all the acreage that came with his recent purchase, so he is looking to subdivide to sell some of the land for someone else to build on. The lot to sell is very long and narrow with little frontage. The narrative states that the frontages are the same for both parcels.

It was recommended that the applicant speak to a realtor to get a feel for what the proposed second lot would need to be more desirable and profitable.

**121 Granite Shed Lane**  
**Owner/Applicant: George Butler**  
**Sketch Plan review for a two lot subdivision.**

David Blythe was present on the applicant's behalf. Steve Ribolini is going to obtain one lot on this subdivision, while George Butler is going to retain the other lot with no change of use. Mr. Blythe stated that the application was for approval of the subdivision, not sketch plan review, since Mr. Ribolini already got approval for the use of his lot.

The warning was for subdivision, not sketch plan. Mr. Blythe stated that the notice to adjoining property owners was for subdivision and requested that the application be for preliminary and final.

Dan made a motion to combine preliminary and final review, Jack seconded. The motion carried on a 7-0 vote.

This application will be continued to July 20 and then reviewed as preliminary and final. Dan made the motion, James seconded. The motion carried on a 7-0 vote.

**Other Business:** Michael made a motion to continue the 5 Cliff Street application to August 3, James seconded. The motion passed on a 7-0 vote.

The next meeting will be Monday, July 20th, 2015.

**Adjournment:** Jack made a motion to adjourn, Roger seconded, the motion passed on a 7-0 vote.

Respectfully submitted,

Tami Furry  
Recording Secretary