

**Montpelier Development Review Board Meeting  
May 11, 2015**

Approved 6/1/15

**Present:** Philip Zalinger, Kevin O'Connell, Daniel Richardson, Michael Sherman, Roger Cranse, Kate McCarthy, Will Schebaum, Audra Brown – 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, Dan seconded. The motion passed on a 7-0 vote.

**Comments from the Chair:** The Chair asked Kevin O'Connell to introduce the new Board member, Will Schebaum.

**Review of minutes of April 6, 2015:** Dan made a motion to approve the minutes as presented, Roger seconded. The approval was tabled to the next meeting for lack of a quorum.

**143 Main Street**

**Owner/Applicant: Tim and Donna Heney**

**Design review to add a two story rear addition, a 4' x 16' rear porch and restore and replace multiple windows and doors.**

Phil recused himself since he owns a property across from the property in the application. The applicants were present. The DRC approved the application on a 5-0 vote.

Dan made a motion to approve the application as presented, Kate seconded. The motion passed on a 6-0 vote with Phil recusing.

**1 National Life Drive**

**Owner: National Life Insurance Co. Applicant: Craig Strachan**

**Design review to place a granite sign at the bottom of National Life Drive.**

This application has been withdrawn since it was deemed to be a billboard by State law.

**3 Pitkin Court**

**Owner: Blueberry Associates Applicant: Lauren Andrews, DBA AroMed**

**Design review for a new sign on building façade.**

Guy Andrews was present to represent the applicant. The application was approved by the DRC on April 28 with a 5-0 vote with the option to install a gooseneck light to match an existing one on the porch.

Dan made a motion to approve the application as approved by the DRC, Michael seconded. The motion passed on a 7-0 vote.

## **240 North Street**

**Owner/Applicant: Blue Ridge Construction LLC**

**Sketch plan review for a two lot subdivision.**

Ty Rolland was present for the applicant.

Dan recused himself and Kate stated for the record that she lives nearby the property but feels she can review the application without bias.

Property was subdivided last year and was previously known as 0 North Street. The application was approved previously by the DRB with conditions. The applicant had 180 days to continue but failed to make that deadline, so the application is up for review again.

The only changes from the previous application have been ownership and a structure. The new members of the Board, Will and Kate, were encouraged to ask questions since they weren't on the Board previously.

Roger made a motion to provide preliminary and final review at the next meeting, Michael seconded. The motion passed on a 6-0 vote with Dan recusing.

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

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

**Site plan and demolition approval to remove two historic garages.**

The applicant was present. An adjoining property owner emailed some comments that were handed out to Board members.

The garages aren't on slabs, just on bare ground and are in disrepair. The roof on the garages drains onto adjoining property and has caused a swale in the ground. The applicant believes the garages were constructed between 1925 and 1945.

The Board would like to see more detail on the proposed landscaping around the new parking areas after the garages were removed.

Dan made a motion to table the application until June 1<sup>st</sup> for more advanced design elements, Kate seconded. The motion passed on a 7-0 vote.

## **25 Sibley Avenue**

**Owner/Applicant: WJ Properties LLC**

**Sketch plan approval for a 16 unit planned unit development**

Dan and Will recused themselves from this application.

The Board has not reviewed a PUD for many years and the City does not have a Zoning Administrator at this time, so there would not be a decision made with just one hearing.

Bernie Chenette – the engineer, Jamie Hanson - owner, Ben Bush, and John Linn – Hillview Design.

There are net zero goals for the units. The engineer and architect previewed the project.

George Desch from 20 Sibley Avenue was present. Their concern was that the character of the development did not fit in with the neighborhood.

Rick DeWolfe was present representing Richard Rubin and Barre Street Housing to express concern with runoff from Sibley.

Clare Rock from 6 Sabin Street spoke. Her concern was also about the project's compatibility with the neighborhood. She had a question about how the height of the building was calculated. There was an answer given to her by one of the applicant's representatives.

Valerie Lewis from 1 Sabin Street was next, her property abuts the project. She was also concerned about the compatibility with the neighborhood, where the visitors to the project would park, and the traffic issues.

Joe Castellano from 3 Sabin Street spoke about concerns with compatibility, erosion, and parking. He asked if the project required an Act 250 permit and the answer was "yes".

Stephanie Quaranta, who grew up in the neighborhood, was concerned with the compatibility and parking.

Joselyn Wilschek, who is a neighbor to the project property, spoke to compatibility, parking, and traffic.

Kelly Sullivan, who has a son who lives near the property, raised concerns about the erosion and compatibility.

Sarah Jarvis, who lives on Terrace, so is not a neighbor, spoke in favor of the project. She stated that all new buildings do not need to look alike, according to the bylaws.

Jay White, who does not live in the neighborhood, spoke to compatibility and how big the proposed building is compared to the land that it will sit on.

Roy Schiff, from 45 Foster, was concerned about slope issues and traffic.

John Waldo, from 35 Foster, stated that his is vehemently against it and will do what he can to stop or change it.

June Baskum, from 11 Sabin Street was the next to speak about compatibility and traffic concerns.

Sarah Defelice spoke in support of the project and would love to live in it because quality, affordable housing in Montpelier is hard to find.

Board member Kevin O'Connell spoke to the scope of the proposed building.

Barbara White spoke off microphone and could not be heard.

Kevin made a motion to recess the sketch plan review and issue a memo within a reasonable period. Roger seconded. The motion passed on a 5-0 vote, with Dan and Will recusing.

**Other Business:** 125 Barre Street - design review to relocate a sign and build a covered outdoor pizza oven - tabled by the DRC. Dan made a motion to continue the application to June 1, Michael seconded, the motion passed on a 7-0 vote.

5 State Street – design review to place a flag on a store front – Kevin made a motion to continue the application to June 1, Roger seconded, the motion passed on a 7-0 vote.

5 Cliff Street Owner/Applicant: Mary Andes design review to remove two front doors and replace them with four new doors. Tabled by Applicant to 6/1/15. Dan made a motion to continue the application to June 1, Kate seconded, the motion passed on a 7-0 vote.

The next meeting will be Monday, June 1st, 2015,

The new Zoning Administrator, Sarah McShane, will be starting on May 18th, 2015.

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

Respectfully submitted,

Tami Furry  
Recording Secretary