

**Montpelier Development Review Board Meeting
March 9, 2015**

Approved 4/6/15

Present: Philip Zalinger, Kevin O'Connell, Dan Richardson, Roger Cranse, Jack Lindley, James LaMonda, Josh O'Hara, Michael Sherman, Dina Bookmyer-Baker - staff

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

Approval of the agenda: Kevin made a motion to approve the agenda, James seconded. The motion carried.

Comments from the Chair: The Chair asked that anyone in the audience who wishes to be heard identify themselves before speaking and if there is testimony or evidence to be presented, they must be sworn in first. In order to have comments heard, please step to the microphone to be heard.

Review of minutes of February 2, 2015: Jack made a motion to approve the minutes as presented, James seconded, the motion passed on a 4-0 vote, with Jamie corrected to James.

12 Charles Street

Owner/Applicant: Anne Duffy and Jeffrey Downen

Variance requests from minimum lot size and rear yard setback.

The applicants and their engineer, Dexter Lefavour were present.

James recused himself from this application and Michael Sherman stepped in. There was a site visit earlier in the evening to familiarize the board with the property. Kevin didn't make the site visit, but he visited the property earlier on his own.

Presently on a undeveloped lot – compact three bedroom home, walk in foundation, low profile roof, two stories including foundation. They have been in contact with their neighbors regarding their possible impact on the neighborhood.

They are requesting two variances for the non-conforming lot – a small lot variance and from the 30 foot setback to an incursion of 14 feet. This lot is less than 1/8 of an acre. The lot is 511 square feet short of an 1/8 acre. Many of the lots in the neighbor are also non-compliant.

Deborah Messing, a neighbor, spoke in enthusiastic support of this project. Another neighbor spoke in support except for her concern that a tree might be cut down and a new house might cut down on the light for her home.

A concern was raised by the board that an 1/8 of an acre is in statute, not just in zoning. The language does not prevent the board from granting a variance.

The criteria for both variances were reviewed. Deliberation should occur and a written decision be provided after that instead of a decision from the bench.

Dan made a motion to close the record and to deliberate later, Kevin seconded. The motion passed with 5 in favor and Roger and Jack opposing.

Michael Sherman stepped down and James stepped back onto the board.

Granite Shed Lane (vacant lot)

Owner: George Butler Applicant: Stephen Ribolini

Site plan review for a new 6000 ft office building.

The applicant, Jack Ancel and Mike Vitte from Black River Design, and John Svagzdys from DeWolfe Engineering were present.

The proposal is for a single story, 6,000 foot office building with 20 spaces for parking. There are two lots with common ownership. If the project is approved, a subdivision permit application will be filed.

The landscaping will consist of dogwood, winterberry shrubs, among other shubbery and plantings.

A condensor pad and propane tank will be the only utility fixtures, there will be no generator.

There will be two 15 foot light poles, one at each end. The lighting should go off at 9 pm with a motion detector.

There will be a site sign to the left of the entrance and a possible other sign which will be provided for review later.

Some technical information will need to be gathered before a decision can be granted. If that information is as well put together as the rest of the application, the board feels that the plan is in compliance so far.

Dan made a motion to continue the matter to April 6, Roger seconded. The motion passed on a 6-0 vote. The subdivision would be a separate application.

66 Main Street

Owner: Overlake Park LLC Applicant: Ward Joyce (VTC)

Site plan and design review for a pocket park on a vacant lot.

This application will be combined with the 68 Main project.

Ward Joyce was present with five of his VTC architectural students – Chris Brown, Morgan Easton, Mallory Fischer, Matthew Korn, and Shana Linwood-McLaughlin.

The parklet will be put into the empty lot beside Charlie-O's and owned by Jessie Jacobs. VTC will raise the money for the parklet at no cost to the city.

There was no concerns raised during Tech Review. They appeared before the DRC February 24 and the only condition was that LED lights be used instead of the "twinkle lights" in the original plan.

A question was raised if someone left Charlie-O's for a cigarette with their alcoholic beverage and went to a food truck that might be there, then go to the park to eat their food and drink their drink. The applicant responded that it would be the server of the alcohol's responsibility.

The degree to which the project can be more elaborate depends on how much money is raised by grants and the kickstarter campaign.

Jack made a motion to approve design review for 66 and 68 Main Street as approved by the DRC, Roger seconded. The motion passed on a 6-0 vote.

Kevin made a motion to approve the site plan for 66 and 68 Main Street as approved by the DRC, Dan seconded. The motion passed on a 6-0 vote.

68 Main Street

Owner: Turtledove LLC Applicant: Ward Joyce (VTC)

Site plan and design review for a pocket park behind existing building.

Pre-Application Conferences:

333 State Street PUD

Craig Chase of Chase & Chase and Bob Phillips were in attendance for Ken Ryerson, who was in Florida.

The proposal is to build 13 2 to 3 bedroom condominium units. Each unit would have parking in the bottom floor garages and in front of the garage doors. The units will be 2 stories high.

29 Sibley Avenue PUD

Win Turner, Jamie Hansen, Bernie Chenette, John Linn, and Mark Bromley were present.

It is for one and two bedroom condos. It would be a model in-fill development with energy efficient housing.

There is 70 feet of very steep frontage on Barre Street. They are not sure what the hillside material is.

The suggestion of the board was to rework the design to work with the lot contours instead of fighting them.

Other Business: The 221 Barre Street application for the installation of a heat pump was tabled by the DRC. James made a motion to continue to April 6, Kevin seconded. The motion passed on a 6-0 vote.

The 5 Cliff Street application to remove two front doors and replace them with four new doors was tabled by the applicant to 03/09/15 and has had no additional information submitted. Dan made a motion to continue to April 6, Kevin seconded. The motion passed on a 6-0 vote.

The next meeting will be April 6, 2015.

Adjournment: Dan made a motion to adjourn, Jack seconded, the motion passed on a 6-0 vote.

Respectfully submitted,

Tami Furry
Recording Secretary