

**Montpelier Development Review Board Meeting
October 6, 2014**

Approved 10/20/14

Present: Kevin O'Connell, Daniel Richardson, Jack Lindley, James LaMonda, Kate McCarthy, Michael Sherman, Dina Bookmyer-Baker - staff

Call to order: The meeting was called to order by the Vice Chair, Kevin O'Connell.

Approval of the agenda: Michael Sherman made a motion to approve the agenda as presented, Dan seconded, the motion passed on a 6-0 vote.

Comments from the Chair: There were no comments

Review of minutes of September 22, 2014: Jack made a motion to approve the minutes as presented, Kate seconded. The motion passed with Kevin, Jack, James, Kate, and Michael voting to approve.

144 Main Street

Owner/Applicant: Gerald Tarrant (Momiji LLC)

Design review to reconstruct exterior staircase at rear of building.

The applicant was present. Dan recused himself from this application. Recommended changes by the DRC were approved by the applicant and consisted of safety and code regulations.

Michael made a motion to approve the application with the changed recommended by the DRC. James seconded. The motion passed on a 5-0 vote.

54 Main Street

Owner/Applicant: Overlake Park, LLC

Site plan and design review to change the use from retail to eating and drinking and exterior exhaust blower and associated duct work.

Jesse Jacobs was present as the applicant. The space was formerly Capital Stationers and a potential tenant wishes to open a commercial kitchen. The DRC had requested that the protruding metalwork not be shiny. The installing company cannot accommodate this request and Chris Lumbra, the Building Inspector did not want the metalwork painted. The DRC's recommendations will not be able to be met.

Dan made a motion to approve the design review as presented without the conditions recommended by the DRC, Jack seconded. The motion passed on a 6-0 vote.

Site plan review contained a parking waiver. It will probably be a 49 seat restaurant. That would require 17 parking spaces. The potential tenant is considering only dinner, not earlier in the day but there is no lease in place. It could be open for lunch, but not breakfast.

705H allows for a parking waiver when there's a change of use, but Dina can't do that, the DRB would need to approve the waiver. Dan made a motion to approve the parking waiver, Kate seconded. The motion passed on a 6-0 vote.

Dan made a motion for site plan approval, James seconded. The motion passed on a 6-0 vote.

13 Summer Street

Owner: Cory and Katherine Gustafson Applicant: Lajeunesse Construction, Inc. Variance request from side yard setback to construct a dormer.

Cory Gustafson and Mike Lajeunesse were present. The dormer is not going to go beyond the existing footprint of the building. It's going to create additional headroom to an existing room. The building predates the zoning. It's considered a small lot.

Jack made a motion to approve the variance, James seconded, the motion passed on a 6-0 vote.

203 Country Club Road

Owner: Montpelier Elks #924 Applicant: Timothy Hutchins, Montpelier Elks Site Plan and conditional use review to change the use from club to club and office.

Jay Ancel from Black River Design, Ray Stout from VSEA, and Sheila Manchester Coniff from VSEA were present.

The building will be shared with the Elks Club and VSEA. It was previously approved for VLCT to share the space and never executed. VSEA will move from 55 State Street to the Elks space for additional parking and have additional revenue from the Elks rent. The changes will include some windows to the façade, new efficient fixtures and weather proofing.

VSEA has gone from 17 people to 27 people in two years. They will try to help the Elks stay as a club and maintain the golf club by a partnership type agreement.

Kevin stated that he's a VSEA member so as Acting Chair, it might be considered a conflict of interest. There are enough people so that Kevin can recuse himself and Dan can step into his place and there can still be a quorum.

James made a motion to approve site plan review, Jack seconded, the motion passed on a 5-0 vote.

Jack made a motion to approve conditional use, Michael seconded, the motion passed on a 5-0 vote.

Jack made a motion to approve conditional use, Michael seconded, the motion passed on a 5-0 vote.

Kevin came back as Chair.

Other Business: Next meeting: Monday October 20th.

Adjournment: Dan made a motion to adjourn, Kate seconded.

Respectfully submitted,

Tami Furry
Recording Secretary