

**Montpelier Development Review Board Meeting
September 8, 2014**

Approved 9/22/14

Present: Philip Zalinger, Roger Cranse, Daniel Richardson, 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.

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

Review of minutes of August 18, 2014: Dan made a motion to approve the minutes as printed, Jack seconded. The motion was approved on a 5-0 vote with Michael and James not voting since they were not in attendance at the meeting the minutes covered.

132 Main Street

Owner/Applicant: Emily Gould

Continuation of site plan amendment to develop third floor of office building

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

This application previously came before the DRB on July 21. The Board was not satisfied with the parking solution presented and asked applicant to pursue some more permanent parking. The design of the project was approved last time with the exception of the parking.

The applicant stated that the Board has the discretion to grant approval without a change in the original parking plan since there are spaces available within 1,000 feet that are off-site.

Josh moved that the application be taken under advisement in a deliberative session, James seconded. The motion passed unanimously.

5 Green Mountain Drive

Owner: State of Vermont Applicant: Buildings and General Services

Continuation of site plan review to expand an existing parking area

Tabrena Karish and Brian Terhune were present. The two outstanding items from the last review were the type of tree for the project and the lighting

The tree will be an autumn birch maple and moved it from the edge of the sidewalk to allow it to grow.

The new lights will be on the same timer as the existing lights, which is a light sensitive timer. The poles will be 20 feet tall, the same as the existing light poles. The last bus run is 8:00 pm and the Board asked that the lights be turned off an hour after the last run, as per the agreement with the bus company. The applicant asked that they be kept on until 11:00 pm in case people from the high school were parked there. The suggestion was that the lights stay off from 11:00 pm to 5:00 am.

Lee Dow addressed the Board with the concern that the green area is going to be paved over. She suggested that some smaller grassy areas be paved instead to allow for additional parking. The Board does not redesign plans.

Dan made a motion to approve the site plan with the modifications proposed in this meeting. Josh seconded. The motion passed unanimously.

Other Business: 8 Bailey Avenue, Vermont Land Trust – pre application conference for renovations and additions. They are in a beautiful historic building that they have outgrown. They would like to discuss with the Board the possibilities of an addition and additional parking.

Dan and Phil said that they have worked with people that deal with the VLT but not enough that they feel it's a conflict of interest.

The plan does not require a variance so it's only a site plan review by the Board. The plan is to respect the historic character and not impact the neighbors, which are mostly residential. The 1,450 square foot addition will be in back of the carriage house, which is non-historic, and have a transparent connector to the historic building. The existing parking loops along the front of the building and consists of 12 spaces. The addition will require 19 spaces. There will be landscaping to buffer the neighbors. VLCT asked for any feedback that should be considered before they submit a formal application in two weeks. The Board doesn't see any areas of concern other than the issues DPW had that will need to be addressed.

The next meeting will be September 22.

Adjournment: Dan made a motion to adjourn, Roger seconded, the motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary