

**Montpelier Development Review Board Meeting
July 21, 2014**

Approved 8/4/14

Present: Philip Zalinger, Kevin O'Connell, Roger Cranse, Daniel Richardson, Jack Lindley, James LaMonda, Josh O'Hara, 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.

Approve the minutes of July 7, 2014: Jack made a motion to approve the minutes as presented, Kevin seconded. The motion passed unanimously.

6 Wilder Street

Owner/Applicant: Charles Stander

Variance request from the side yard setback and parking requirements to build a second dwelling unit at location of existing garage.

The applicant was present. The timeliness of the warning was discussed. The warning in the newspaper was listed as an accessory apartment, not the second dwelling unit. There is a specific difference between the two types of dwellings, but it is for a variance request. The correct number of parking spaces is not available.

The applicant wishes to turn over the large house he lives in now to one of his children and downsize to the second dwelling. It will not be a rental at this point, but it might be in the future which would make the property more commercial than residential.

The Board discussed whether it feels the description in the warning of the project was incorrect. The consensus was that it was for a variance whether the description of the dwelling was listed correctly or not.

The new structure will be 16' wide and 28' long and replacing an existing garage. There will be a full basement and two bedrooms on the second floor, as well as a second bathroom.

The only variance needed is a 5' setback on one side. The applicant feels that the parking available there is as much as the neighbors have for parking, in addition, there's parking on Wilder Street. 1 1/2 unobstructed parking spaces per unit is required, so 3 would be necessary, only two are unobstructed.

The Board suggested that the applicant seek a parking license from the City on an adjacent parcel to meet the minimum parking requirement. The applicant has maintained the land and the City has not done anything with it for at least 30 years.

The application will be tabled until the applicant can obtain at least one more unobstructed parking space.

The project needs the variance due to the snow falling off the roof and the slope of the lot.

The criteria for variance were determined to be acceptable.

Jack made a motion to approve the variance as presented, Roger seconded. The motion passed on a 7-0.

Dan made a motion to table the application for the parking space to September 8. James seconded. Roger believes that 705b allows for the parking space requirements adjustment by the Board. Phil agreed. Dan withdrew the motion and James withdrew the second.

Roger moved that the applicant may decrease the parking required by 705b to two unobstructed and two obstructed. Kevin seconded. Kevin then voiced concern that in the future, the two future owners of the properties will be in violation of the parking. Josh agreed. Dan said that any future owners will be limited in the parking unless they continue to get parking licenses from the City or any future owners of the adjoining parcel.

The applicant stated that children use that land to access the playground and it's a liability issue if one gets hurt on the City's property.

The vote on Roger's motion was approved on a 4-3 vote.

132 Main Street

Owner/Applicant: Emily Gould

Design and site plan review for the conversion of a previously undeveloped attic into office space.

Jack and Dan needed to recuse themselves, Michael Sherman stepped in as alternate.

The applicant and Ray Boutin with Vermont Vernacular Design were present.

There are two buildings on one parcel. There is a carriage house and the primary building. 140 Main Street is owned by Philip, which he doesn't feel is a conflict but he asked the applicant if she felt differently.

Windows and a fire escape will be added to the additional 1,200 feet of office space. The DRC reviewed it and gave their approval, with a note that there will be a motion detector flood light on the fire escape.

Kevin made a motion to approve the design review approval and comments, Josh seconded. The motion passed unanimously.

There are 18 in the adjoining parking lot that the condo association owns. 15 has been allocated to each unit. The application has 5 available and some of the commercial tenants live in Montpelier and don't require parking spaces. Another landlord within the required 500 feet has parking spaces available for rent.

The additional net floor space requires 5 additional parking spaces.

The net current is 6,139 square feet which requires 24 ½ parking spaces. The requirement is not met since there's only 18 for the entire building and the carriage house.

It isn't in the condo declaration that the additional spaces be considered.

Philip mentioned that the parking spaces across the street weren't available five years ago because it was utilized by the funeral home that was there for many years. It may not be available in another 5 years.

The applicant asked that the Board consider that she tried to get additional spaces and that the public uses their parking spaces. The feeling is that a long term lease on the spaces across the street isn't viable, it will be on a month-to-month rental basis.

The applicant asked if the three spaces be dedicated by the condo association to her space would be acceptable. The Chair said she may want to do that. A long term arrangement would be made on a case-by-case basis. 705g requires a parking replacement fee, the applicant asked if that fee were paid, would that be sufficient. It doesn't apply to that district.

James made a motion to continue the parking issue until September 8, Josh seconded. The vote was unanimous.

56 Northfield Street

Owner/Applicant: Jane Osgatharp

Site plan review to convert a two unit building into a three unit building.

The applicant was present. Kevin disclosed that he rented from the applicant more than two decades ago.

The third unit will be split between the two existing units to make a upstairs unit. The parking is existing. There are two driveways, onto both sides of the house.

All site plan criteria are met by the application.

James made a motion to approve the application as presented, Jack seconded. The Chair requested a friendly amendment that the applicant complete a plan for all the parking spaces and present that to the Zoning Administrator.

Other business: The next meeting will be Monday, August 4, 2014. Kevin may not be present for August 18.

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

Respectfully submitted,

Tami Furry
Recording Secretary