

**Montpelier Development Review Board Meeting  
June 2, 2014**

*Approved 7/7/14*

**Present:** Philip Zalinger, Roger Cranse, Daniel Richardson, Jack Lindley, Josh O'Hara, Kate McCarthy, 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 May 5, 2014:** Jack made a motion to approve the minutes as presented, Josh seconded, the motion passed on a 4-0 vote.

**54 State Street**

**Owner: Steven Everett Applicant: John Mayfield**

**Design review to replace the awning on the front of the building**

The discussion was delayed since there was no representative in attendance. The DRC reviewed the project on May 27 and approved it with no conditions.

Dan made a motion to approve, Roger seconded. Phil recused himself. The motion passed on a 5-0 vote.

**3 Liberty Street**

**Owner/Applicant: John Ericson**

**Design review to construct a fence around the back yard**

The applicant was present.

Dan recused himself since he lives across the street and he has represented the applicant in other matters.

The Design Review Committee approved this application previously with the conditions that the posts be 6x6, the metal mesh will be installed on the outside of the posts, and there will be plantings to improve the appearance of the fence.

Roger moved to approve the application based on the DRC's approval and conditions, Kate seconded, the motion passed on a 6-0 vote.

**535 Stonecutter's Way**

**Owner/Applicant: River Station Properties II**

**Design review for a sign**

Steve Ribolini was present to represent the applicant.

Dan moved to approve with the conditions of the placement of the sign advised by the DRC, Josh seconded.

Roger doesn't feel the sign doesn't comply with the evaluation criteria # 3 of the design review checklist and is glaringly unattractive. Dan feels the sign is modern to match the modern style of the building.

The motion passed on a 6-0 vote.

## **5 Green Mountain Drive**

**Owner: State of Vermont Applicant: Buildings and General Services**

**Site plan review to construct 115 additional parking spaces**

Tabrena Karish was present for the applicant.

The back lawn of the Department of Labor building will be made into a net increase of 90 parking spaces.

The stormwater permit has been approved. The parking crunch is only during the legislative session and there is a shuttle that runs then. There was a traffic study conducted and it's still in compliance with AOT standards. There is some overnight parking there by Fleet Services and other state agencies. The applicant believes that BGS enforces who can park there overnight or extended periods of time.

The new lots will be permit only 7 am – 5 pm. There will be signage stating such.

The parking lot will affect storm drainage since it will be an impermeable surface instead of the grass that is there now. It will be held underground in tanks and released slowly in the river.

There is no specific lighting plan submitted other than to keep the same type of lighting that is there, if needed. The Board will like to see a more specific plan to review.

Dan made a motion to table the application until July 7 to enable to applicant to get more information on the lighting plan, the stormwater runoff, and AOT approval of the traffic flow off and into Green Mountain Drive. Josh seconded. The motion passed on a 6-0 vote.

## **20 Loomis Street**

**Owner/Applicant: Hood & Ayer LLP**

**Site plan review to convert a two unit property to a four unit property**

Phil recused himself and Dan chaired this portion of the meeting. Rick DeWolfe, Tim Ayer, and Peter Hood were present to offer testimony for the application.

There is a contributing historical structure shed on the property that will be removed to allow for the necessary additional parking for 7 total. The shed is in poor condition and it will be expensive to repair.

Josh moved to approve the removal of the shed, Roger seconded. The motion passed on a 5-0 vote.

The applicant will present staff with updated drawings of changes decided upon during the discussion. Jack made a motion to approve the application with the condition that staff receive the update. Kate seconded. The motion passed on a 5-0 vote.

**Other Business:** The next meeting will be June 16, 2014.

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

Respectfully submitted,

Tami Furry  
Recording Secretary