

**Montpelier Development Review Board Meeting
May 5, 2014**

Approved June 2, 2014

Present: Kevin O'Connell, Roger Cranse, Jack Lindley, Josh O'Hara, Kate McCarthy, Michael Sherman, Dina Bookmyer-Baker - staff

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

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

Review of minutes of April 7, 2014 and April 21, 2014: There wasn't a quorum to approve the minutes from either meeting.

3 Cedar Street

Owner/Applicant: J & H Properties, LLC

Site plan review to build a new 6 unit building

Jason Merrill was present to represent the application. This application was reviewed in September and it was determined there wasn't the required acreage to meet the minimum lot area required for a six unit dwelling. Additional land has been acquired to meet the minimum.

The difference in this plan and the previous plan is to have a required lift, which will be outside. It is a Federal requirement that with a 6 unit dwelling, at least one be ADA compliant.

The parking will be underground. Kate asked that a requirement be made that shrubs be added to the landscaping.

Kate made a motion to grant site plan approval with the condition that screening of the parking area with native species. The shrubs should be along Cedar Street. Jack seconded. The motion passed on a 6-0 vote.

59 East State Street

Owner/Applicant: Jon and Betsy Anderson

Site plan amendment and demolition of a historic structure

Jon Anderson was present to represent the application. The historic structure is an accessory structure to be developed into four parking spaces. The applicants just bought the building in January. The building is four one bedroom units that do need some work. It would cost \$20,000 to move the shed. The building was built in the 1870's and the shed was built in the 1940s. They discovered the shed is in the registry of historic places when removal permission was sought.

The parking arrangement now is that some of the parking is in the side yard, which affects snowplowing since it's very narrow. The removal of the shed will create at least four parking spaces with a turnaround.

An underground propane tank will also be installed.

The Board has concerns with the lack of detail on the application as to where the parking spaces will be placed. The site plan will be presented again with the necessary detail so the Board can make an approval.

The Chair suggested that the Board vote on the removal of the shed. The shed was built cheaply, on a poor foundation and some of the clapboards have broken off, windows are broken. One bay was used to store a sailboat and the other bays are used for tenants' storage.

Joshua made a motion to approve the removal of the garage and to continue the remained of the application to the next meeting. Roger seconded. The motion passed on a 6-0 vote.

Other Business: The next meeting will be Monday, May 19.

The Saab dealership on Route 302 has lighting that faces west that is in directly in the sight of oncoming traffic.

Dina had recommended that the members attend the Taylor Street meetings. Jack thought that it might be in the Board's best interest not to attend. The impartiality might be compromised once the plans come before the Board. Jack stated that it might imply partiality. There is an ex parte clause that applications cannot be discussed outside of formal meetings.

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

Respectfully submitted,

Tami Furry
Recording Secretary