

**Montpelier Development Review Board Meeting
April 7, 2014**

Approved May 19, 2014

Present: Philip Zalinger, Kevin O'Connell, Roger Cranse, Daniel Richardson, James LaMonda, 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 March 3, 2014 and March 17, 2014: Dan made a motion to approve the March 3 minutes as presented, James seconded. The motion passed on a 5-0 vote.

There was not a quorum present to approve the March 17 minutes, so they were tabled for the next meeting.

207 Main Street

Owner/Applicant: Shannon Triplett

Variance request from side and rear yard setback to build a wood shed

Shannon Triplett was present. The lot is small. It will be attached to the side of the house, which is already in the side setback. The shed will be in the side setback and a bit in the rear setback. It will be a little less than 6' wide. The applicant has talked to the adjoining landowner and they had no concerns.

The structure will look like a porch. There is a heater that vents out there, so it can't be closed in. There will be no floor and walls on the three sides to look like a porch railing. It will be clapboard looking and stained to match the house.

Phil is perplexed by the lack of specificity in the plan in regard to how far the proposed structure is from the property line. It is already a non-conforming lot. The length of the shed will be 14'. The location makes it easier to move the wood into the basement where it is burned.

The roofline will not impose on the neighbors and the drip line will be on the applicant's property.

The Chair reviewed the criteria for allowing a variance according to the regulations.

A motion was made by Dan to allow the variance as per the testimony and application with the conditions that the finish is the same type as the main house and drip line will remain on the applicant's property. Kevin seconded this motion. The motion was approved on a 6-0 vote.

122 Gallison Hill Road

Owner/Applicant: Malone Gallison Hill Road Properties, LLC

Site plan amendment and conditional use review for 39,200 foot additions to existing buildings and expansion of an existing parking area

Rick DeWolfe and David Frothingham from DeWolfe Engineering and Patrick Malone from Malone Properties were present.

It is in the industrial zone. It will be to expand one area and move a parking area. DeWolfe showed a map that outlined the requested changes. 30,000 square foot addition to the existing warehouse and to expand the trailer parking. 3 dock doors will be added that are similar to the existing doors on the west side of the building.

A neighbor had written about a concern with increased early morning noise between 4 am and 6 am. After a discussion with the site manager, there doesn't seem to be a connection with the concern. The neighbor, Kali Erskine, entered the meeting. Phil's partner represents Ms. Erskine, so he recused himself as chair on this matter and Kevin took over. Ms. Erskine testified that she is not sure where the noise is coming from that wakes her household up at 4 a.m., but she believes it's from this warehouse. Michael Chekoff, Kali's husband was also sworn in to testify on the matter. The neighbors believe the noise increased as this operation increased their activity. It's only bothersome in the summertime when the windows of their house are open. The applicant believes that the noise might be from the Casella area since it can't be tied into any activity on their site. Various noise ordinances were discussed by the Board and Dina.

The stormwater and lighting plans fit within the conditional use criteria. There is no additional landscaping or screening proposed other than the removal of three trees but nothing in the front of the building. There are applications pending regarding the disturbance of the wetlands in this project.

Dan made a motion to close the evidence and issue a written decision since there are so many different parts. Roger seconded, the motion passed on a 5-0 vote.

Other Business: Audra and Dina are going to the next Planning Commission meeting on the 14th to provide feedback on ordinances and waivers.

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

Respectfully submitted,
Tami Furry
Recording Secretary