

**Montpelier Development Review Board Meeting
March 3, 2014**

Approved April 7, 2014

Present: Philip Zalinger, Kevin O'Connell, Roger Cranse, Daniel Richardson, James LaMonda, 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 January 21, 2014: A motion was made by James to approve the minutes as presented, Kevin seconded, the motion passed on a unanimous vote.

367 River Street

Owner: Cumberland Farms Applicant: Jon Anderson, Esq.

Continuation of site plan review for a new convenience store/gasoline station

Jon Anderson and Cory Mack, the traffic engineer for the project were present. They wanted to focus on traffic issues. It was determined that a left turn lane would need to be installed. The project needed to be continued while the plans were tweaked to satisfy the City's staff and neighbors. Moonlight Terrace will need to be widened and the easement is being worked on. Some additional easement rights needed to be obtained by Cody Chevrolet to allow for the left turn lane.

Storm water will be captured into a pond and then released.

Tom McArdle from DPW testified before the Board. The biggest issue was the right-of-way - Moonlight Terrace and Cody Chevrolet. There's only some final details that need to be submitted regarding Moonlight and sewer and water. The roadwork needs to be completed before they open for business, including a final inspection to make sure the work was in compliance with the agreement made between the applicant and the City.

The Board has asked for the submission in writing regarding a security lighting protocol if the facility is not open 24 hours a day.

The Board would like to deliberate the evidence based on the number of conditions and not make a motion immediately.

Kevin made a motion to close the record on this application, Dan seconded, the motion passed unanimously.

Other Business: The next meeting will be March 17. Philip will not be present, so the Vice Chair, Kevin O'Connell will act as Chair.

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

Respectfully submitted,

Tami Furry
Recording Secretary