

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

Approved March 17, 2014

Present: Philip Zalinger, Roger Cranse, Daniel Richardson, Jack Lindley, James LaMonda, Josh O'Hara, 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 January 6, 2014: Dan made a motion to approve the minutes as presented, James seconded, the motion passed on a 7-0 vote.

0 North Street

Preliminary and final plan review for a two lot subdivision

Owner: David Antonovich Applicant: Ty Roland, Blue Ridge Construction

Jack Lindley recused himself from this application. Ty Roland was present to support the application. The Department of Public Works had some questions regarding storm water runoff and the driveways. Final approval is still pending from DPW, mostly about driveway cuts. The Board had some hesitation on granting a permit if there are still outstanding issues. The applicant feels that he has addressed the concerns of the DPW.

Dan made a motion to grant preliminary and final approval of the two lot subdivision, Roger seconded, the motion passed on a 6-0 vote.

32 East State Street

Conditional use review to change use from a music school to a hair salon

Owner: Susan Book Applicant: Cynthia Pirtle

The owner was present to support the application. The building has seven residential units and two commercial units. There is one parking space per residential unit. Based on square footage, the hair salon would need two parking spaces. The owner only provides one parking space. One stylist and customers would need to use public parking spaces.

Susan McGrory spoke as a neighbor and testified that the salon will have many more customers and parking is an issue now, it will be worse.

Laura de Parto also spoke regarding the lack of parking in the area.

Cindy Pirtle, the applicant spoke that she doesn't feel the salon will affect parking.

Dan made a motion to approve the application, James seconded. The motion passed on a 7-0 vote.

10 Harrison Avenue

Site plan amendment and a variance request to demolish and replace back section of the building

Owner/applicant: Beth Jacob Synagogue

Barney Bloom, Eve Jacobs-Carnahan, Heidi Davis, and Jay Ancel were present. They have been renovating the building in sections. The building was originally a home built on a very tiny lot.

The replacement will have a two foot extension to the west but the setbacks will remain the same.

Jack made a motion to approve the site plan amendment, Josh seconded, the motion passed on a 7-0 vote.

Gail Barrows, a neighbor spoke about concerns of the roof height and the drainage from the roof and the new construction affecting her ability to have solar panels installed. She reviewed the design with the designer and it was determined that the drainage will not affect her property. The installation of the solar panels is beyond the purview of the Board.

There was a motion to approve the variance and a second. The motion passed on a 7-0 vote.

Other Business: The next meeting is February 18.

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

Respectfully submitted,

Tami Furry
Recording Secretary