

**Montpelier Development Review Board Meeting
January 6, 2014**

Approved February 3, 2014

Present: Philip Zalinger, Kevin O'Connell, Roger Cranse, Daniel Richardson, Jack Lindley, James LaMonda, Josh O'Hara, Kate McCarthy, Michael Sherman, Dina Bookmyer-Baker – staff.

Call to order: The meeting was called to order by the Chair, Phil Zalinger.

Comments from the Chair: Welcome back to Jack Lindley.

Review of minutes of December 2 and December 16, 2013: Motion to approve the December 2 minutes as presented was made by James LaMonda, seconded by Kevin. The motion passed on a 6-0 vote. The motion to approve the December 16 minutes as presented was also made by James, seconded by Josh. The motion passed 5-0.

1 Blanchard Court

**Owner: Woodfield Properties, LLC Applicant: Steven Sobel, Align To Health
Design review for a wall sign**

The applicant was present. The application was presented to the DRC on December 17 and it was approved with no changes. Dan made a motion to approve the application as presented, Kevin seconded, the motion passed unanimously.

19 Baldwin Street

**Owner/Applicant: Paul Smyrski
Design review to replace windows**

The applicant was present. The application was presented to the DRC on December 17 and it was approved with no changes. Kevin made a motion to approve the application as presented, James seconded, the motion passed unanimously.

89 Main Street

**Owner/Applicant: Doug Nedde
Design review to replace doors and add a window**

The applicant was present. The application was presented to the DRC on December 17 and it was approved with the recommendation that the existing East State Street doors remain but make them more energy efficient. The replacement of the doors will be presented to the DRC later.

This application is for the addition of a window on East State Street and replacement of one recessed door at the end of the ramp. The paperwork presented to the Board didn't clearly reflect that, so it was specified that the approval was for the addition of the window only and the one door only, Dan made a motion to approve, Josh seconded. The motion passed with the vote of 6-1, Roger dissenting.

0 North Street

**Owner: David Antonovich Applicant: Ty Rolland, Blue Ridge Construction
Preliminary and final plan review for a two lot subdivision**

Jack recused himself from this discussion as an adjoining landowner, Michael Sherman stepped into his seat.

The applicant was present. There was a memo from the Department of Public Works (Technical Review Committee) dated January 3 that led the Chair to believe that changes were needed before the project could undergo final review. The memo had four pages of comments. The recommendation from the Board was that the applicant ask to have the application continued and meanwhile, have a discussion with DPW to clarify the concerns from the memo. The applicant asked for a continuance to the next meeting on January 21. Dan made a motion to approve the continuance, James seconded. The motion passed unanimously.

VCFA (Vermont College of Fine Arts)

Owner/Applicant: VCFA

**Update master plan for AI-PUD, including but not limited to the following:
amendment of title to reflect change in ownership; alteration of the boundary to
exclude transferred parcels; installation of integrated signage; and conversion of
tennis courts to parking area**

James and Dan recused themselves from this section of the meeting. Kate and Michael stepped in.

Steve Hingtgen addressed a procedural concern that was stated in letters sent to the Board. The feeling is that the packet regarding the application that neighbors could access was incomplete. The Board noted this concern.

Gerry Tarrant, the attorney for the applicant, Tom Green, the President of the college and the Vice President of the college, Bill Kaplan were present. Tom Green gave an overview of the history of the college. He believes that most of the people in attendance are there to discuss what they consider the green but what he has never considered the green. The college doesn't have the money to convert the tennis courts to a parking lot, but they want the flexibility to do so when the money is available. No one has ever called the college asking to use the tennis courts that have not had nets on them but they get phone calls asking about parking.

The four elements are the name change and property boundary change; the parking/tennis court change adjacent to College Hall; the signage; and the contemplated parking around the green.

The first element – the name change and property boundary change will affect neighboring properties.

The signage will create uniform signage around the campus. Sarah Mele thinks the signage is beautiful and she hopes it will contain where to park and one way streets. The applicant said

that it does contain parking but one way streets, etc. is the city's responsibility, but the signs will try to draw people onto campus and off the side streets.

The third component is the conversion of the tennis courts to a parking lot. It will not affect the basketball courts. It will have 27 parking spaces. The fence will come down and a snow storage area has been designated. The fence will be replaced by vegetation that will not create an enclosed area, for safety reasons. The footprint of the area will not change. This is the element that is not going to be done immediately but the applicant wants the ability to do it when they can.

This third component caused many neighbors to express their concerns to the Board, including traffic flow and policing of a potential parking lot. Some of the neighbors could not make the meeting, but they signed a petition that Fred Fayette was going to hand into the Board. He later asked the Board if there was a way to separate the items so neighbors who objected to the parking section of the plan not hold up the name change and the signage. The Chair didn't have an answer to the question but the Board needed to act upon the evidence presented to them.

Josh made a motion to close the evidence and move into deliberative session. Roger seconded. The motion passed unanimously in a vote of 7-0. A decision will be forthcoming.

Other Business: 367 River Street project will be continued to February 18, 2014. The next meeting will be Tuesday, January 21.

Adjournment: A motion was made by Josh to adjourn, it was seconded by Kevin. The motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary

Approved 2/3/14