

**Montpelier Development Review Board Meeting
June 17, 2013**

Subject to review and approval

Present: Philip Zalinger, Roger Cranse, Daniel Richardson, Jack Lindley, Harvey Golubock, Dina Bookmyer-Baker – staff.

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

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

Review of minutes of May 20, 2013: Dan made a motion to approve the minutes as presented, Roger seconded, the motion passed unanimously.

32 Cliff Street

Owner/Applicant: Susan Abdo

Design Review to extend roof over porch.

The applicant was present. The application was approved by the DRC 5-0.

Dan made a motion to approve the application as presented. Harvey seconded. The motion passed unanimously.

25 Cliff Street

Owner/Applicant: Arthur Foelsche

Design Review to construct garden shed.

The applicant was present. The application was approved by the DRC 5-0.

Dan made a motion to approve the application as presented. Harvey seconded. The motion passed unanimously.

7 Main Street

Owner: Antonio Pomerleau Applicant: Annette Lorraine

Design Review for a sign.

The applicant was present. The application was approved by the DRC 5-0.

Dan made a motion to approve the application as presented. Harvey seconded. The motion passed unanimously.

17 Northfield Street

Owner: Central Vermont Community Land Trust Applicant: J.C. Myers

Design Review to replace failing foundation walls.

The applicant was present. The application was approved by the DRC 5-0.

The additional cost is around \$ 3,500 to keep the historical character of the foundation. Philip stated that he feels it's an intrusive burden on the applicant's limited funds.

Dan made a motion to approve the application as presented. Harvey seconded. There were two nay votes due to the extra cost on a section that will not be seen from the street. The motion did not carry by a show of hands.

Jack made a motion to approve the original application, Roger seconded. Jack amended his motion to approve a concrete wall, Roger seconded this motion. The motion passed.

17 Foster Street

Owner/Applicant: Tim Murphy

Variance Request from rear yard setback to build a deck.

The applicant was present. The existing dwelling is non-conforming in that it extends into the rear yard. The proposed deck is 14x24, the neighbor requested that the deck be 12x24, which is amenable to the applicant.

The applicable variance criteria were reviewed and found to allow the variance for this project.

Dan made a motion to approve the application with the deck size change, Harvey seconded, the motion passed unanimously.

367 River Street

Owner: Cumberland Farms Applicant: Jon Anderson

Continuation of Site Plan Review for a new gasoline/convenience establishment

The applicant presented some revised plans that addressed previous concerns of the Board. After clarifying questions, the Board feels that the application is acceptable so far. The applicant will review staff's questions and report back to the Board to hopefully receive an application approval next time after a storm water study.

Dan made a motion to continue the site plan application until August 5th, Roger seconded, the motion passed unanimously.

Other Business: Please spread the word that the DRB has a vacancy for an alternate position. The next meeting will be July 1st.

Gwen Hallsmith answered a question from a previous meeting about whether a church is exempt from landscaping design review. It has been the case in the past that they are reviewed except for aesthetics.

Harvey again raised his concern about decisions being sent out before they are receiving a final review from a member or members of the Board. Roger felt that the staff and Chair will be sure the wording reflects the deliberation made at the meetings, Jack agreed with him. Philip stated that Harvey was free to review them on his own time if he wished. Dan stated that he feels the decisions need to go out as quickly as possible.

Adjournment: There was a motion and a second to adjourn, the motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary