

**Montpelier Development Review Board Meeting
April 15, 2013**

Subject to review and approval

Present: Roger Cranse, Daniel Richardson – acting Chair, Jack Lindley, James LaMonda, Harvey Golubock, Josh O’Hara, Dina Bookmyer-Baker - staff

Call to order: The meeting was called to order by the acting Chair, Dan Richardson.

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

Review of minutes of March 18, 2013: The motion was made by James, seconded by Harvey to approve the minutes with the correction of “was presented” to “as presented”. The motion passed unanimously.

89 Main Street

Design review and site plan amendment

Owner: City Center, LLC Applicant: Steve Ribolini

Renovation of the exterior plaza of City Center. The planters on the stairs will be removed, as well as 3 sets of stairs. The stairs will be replaced with heated cement slabs and handrails will be installed. A motion was made by Jack to approve the design review, Harvey seconded. The motion passed unanimously.

A concern was raised about emergency exit as presented in the site plan amendment. There are many other means of exit in the building. A review of the criteria shows that the site plan meets all of them. Harvey moved to approve, Jack seconded, the motion passed unanimously.

117 Town Hill Road

Variance request to construct a residential addition within the setback

Owner: Ed and Cindy Larson Applicant: Blue Ridge Construction, LLC

The garage was damaged in a flood and will be rebuilt with a laundry room and mudroom. It will be three feet into the right of way. The new garage will be set back further than the original garage and where the house is now. Dan asked why the garage couldn’t be set back the three feet so it wouldn’t be in the right of way. There was a discussion about the need for a variance to replace a structure that was destroyed by nature when the applicant was told it wouldn’t be necessary, especially since the new structure won’t be as close to the right of way as the old structure was.

If the garage is set back the three feet, it will be closer to the creek that flooded in 2008 and ruined the original garage. It is also an undersized lot at .33 acres.

Harvey made a motion to approve the variance, James seconded, the motion passed unanimously.

Other Business: A email will be tabled and discussed at the next meeting.

There is still a vacancy on the board for an alternate.

The next meeting will be Monday, May 6, 2013. Harvey and Roger will not be able to make the meeting. Dina will check if there will be a quorum at the next meeting.

Adjournment: A motion was made to adjourn by Harvey, seconded by Jack. The motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary