

**Montpelier Development Review Board Meeting  
February 19, 2013**

*Subject to review and approval*

**Present:** Philip Zalinger, Kevin O'Connell, Roger Cranse Jack Lindley, Harvey Golubock, Josh O'Hara, and Gwen Hallsmith, staff.

**Call to order:** The meeting was held at the Montpelier Senior Center because the elevator is broken at City Hall. It was called to order at 7:25 p.m. by the Chair, Philip Zalinger. The delay in start time was because the building was locked.

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

**Review of minutes of January 7 and January 22, 2013:** A motion to approve the minutes of January 7<sup>th</sup> with the designation of City Staff as staff and the addition of Harvey Golubock's name as present was made by Josh O'Hara, seconded by Jack Lindley. A motion to approve the minutes of January 22 with the addition of the designation of City Staff was made by Roger Cranse, seconded by Jack Lindley. Both motions passed unanimously.

**107 State Street (rear)**

**Owner: John Russell / Applicant: Sarah Moos**

**Design review for a sign**

The applicant was present. The Design Review Committee had unanimously recommended approval. Kevin made a motion to approve the application as presented, Harvey seconded. There was no discussion and the motion passed unanimously.

**41-45 State Street**

**Owner: Overlake Park, LLC / Applicant: Rao Rong Ma**

**Design review for two signs**

The applicant was present. The Design Review Committee had unanimously recommended approval. Jack made a motion to approve the application as presented, Kevin seconded. There was no discussion and the motion passed unanimously.

**366 East Montpelier Road**

**Owner and applicant: Payjack, LLC**

**Site plan and conditional use review to change an office use to a personal services establishment**

James Kurrle, owner of Payjack and Chuck Haines, an adjoining property owner were both sworn in. The applicant wants to have a hair salon on the second floor of the building. There will be no additions to the building; existing space will be used. The adjoining property owner had no objections to the new use of the space. There are currently 17 parking spaces at the lot, which also houses Kurrle Fuels. The salon plans to use 6 of the spaces. The criteria were reviewed and this use was found to be either not applicable or in compliance. There was a

discussion regarding the right of way and it was determined that this change of use wouldn't adversely affect traffic flow.

Motion was made by Jack to approve the conditional use change as presented, Roger seconded. The motion passed unanimously.

The next item was site plan review. The criteria were reviewed and the proposed plan was found to be either not applicable or in compliance with each criteria. The board then discussed whether continuing use of the rear driveway for ingress and egress should be revisited in the future if any new use or site plan amendment is proposed at the site.

A motion by Jack and seconded by Kevin was made to close the hearing and enter into deliberative session. The motion passed unanimously. The decision will be relayed to the applicant by Gwen either tonight or tomorrow.

**Other Business:** Please spread the word that there is a vacancy on the Board for an alternate.

The next meeting will be Monday, March 18<sup>th</sup> ; there is no meeting March 8<sup>th</sup>.

**Adjournment:** The motion to adjourn was made by Jack and seconded by Harvey. The motion passed unanimously. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Tami Furry  
Recording Secretary