

Montpelier Development Review Board Meeting

October 15, 2012

Subject to review and approval

Present: Philip Zalinger, Chair, John Lindley, III, Daniel Richardson, Harvey Golubock, Josh O'Hara, Clancy DeSmet.

Call to order: The meeting was called to order by the acting chair, Daniel Richardson until

Comments from the Chair:

Minutes from October 1, 2012 meeting not yet available

**134 Main Street
Paul Harrington, Owner
Mark Smith, Applicant
To extend fence along the river**

Mark Smith appeared before the Board to present the application to extend an existing picket fence along the river to prevent people from sliding into the river as recommended by the owner's insurance company. Motion made by Jack Lindley to approve the application as presented, seconded by Josh O'Hara, motion passed unanimously.

Upon arrival of the Chairperson, Philip Zalinger, Daniel Richardson ceded the seat.

**364 River Street
Cody Chevrolet, Owner/Applicant
Exterior renovations to include a 2,200 foot addition**

Robert Cody (owner) and Alicia Morgan and Dave Frothingham from DeWolfe Engineering appeared before the Board to present the application. The addition would be built on the north side of the existing building with the expansion of parking. The renovations will also create a new sidewalk to allow better access. There will be two lights on the addition. Over the overhead doors, there will be a LED sign. There will be no additional pole lighting in the parking lot. Daniel Richardson moved to approve the site plan as presented, Jack Lindley seconded, motion passed unanimously.

**One National Life Drive
National Life Insurance Company, Owner/Applicant
Development of two new parking areas with associated pedestrian facilities and lighting**

Sara Thyng, Civil Engineer for the project and Tim Shea, 2nd VP of Facilities at National Life Group presented the application. With these new parking areas, the city will no longer be able to deposit snow there. One lot will be paved and the other will be gravel. One is actually a parking lot; the other is more of a strip of parking spots. Jack Lindley moved to approve the application as presented, Harvey Golubock seconded, motion passed unanimously.

**383 Sherwood Drive
Family Center of Washington County, Owner/Applicant
Change screening from trees to a fence**

Lea Lauber and Joe Ferrada presented the application to the Board. There is currently a split rail fence. William Cody represented the adjoining property owner, Mr. Farnham. The new fence will be in a new area to avoid the ravages of snow plowing. It will be green and twice as high as the existing split rail fence. The adjoining property owner doesn't feel the placement of the new fence will shield his property as well from the parking lot. The hemlocks that were planted to be the screening have not thrived. The applicant wants to build a fence instead of replacing the trees since it will be more cost effective, the adjoining property owner understands the previous application that changed the use of the property from a church to the Family Center allowed for trees, not a fence. The purpose was to eventually screen the parking lot by the growing foliage.

Philip Zalinger asked if anyone had thought of a 6 foot fence on 8 foot posts – this will allow for snow plowing and screening.

Daniel Richardson moved to table the application until further discussion between the applicant and the adjoining landowner. Jack Lindley seconded. Motion passed unanimously to recess the matter until November 19 at the next meeting.

Other business: This is Clancy's last Design Review Board meeting as he is leaving the employ of the City of Montpelier.

Adjournment: Motion made to adjourn by Jack Lindley, seconded by Daniel Richardson, motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary