

Montpelier Development Review Board Meeting
August 20, 2012

Subject to review and approval

Present: Philip Zalinger, Kevin O'Connell, Daniel Richardson, Jack Lindley, Roger Cranse, James LaMonda, Harvey Golubock, Gwen Hallsmith.

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 the minutes from August 6, 2012: James made a motion to approve the minutes as presented, Jack seconded, motion passed unanimously with Dan abstaining.

Consent agenda:

130 Main Street – Unitarian Church of Montpelier

Exterior color change

Design Review Committee previously approved application with additional colors to be considered. A question from the Board questioned the “darker base color” meaning, which was then explained by the applicant. Kevin made the motion to approve the application as stated by the DRC, Roger seconded, motion passed unanimously.

5 Summer Street – James LaMonda and Kelly Nolin

Variance request from rear yard setback

The reason for the request is to build a 15' x 15' shed to house a 4-wheeler with a plow. Most of the land around the house is sloped and the area that is level enough for a shed is limited. The house to the north will look over the property; it will not block their view. The other neighbor in the rear will barely be able to see the shed due to existing foliage and they don't have an issue with it. A contractor will pour a concrete slab and the shed will be built by the property owner. The Board asked if the shed could be built closer to the house. The applicant explained that the property is too sloped there. The new shed will replace an older shed that is smaller. There was no documentation provided by adjoining property owners as suggested by the application guidelines but the neighbors were notified of the hearing.

The variance criteria was met and acceptable by the Board. The shed will just be used for storage, for no sort of business. No trees will be removed. Dan made a motion to allow a variance to allow an additional 10' setback, Kevin seconded, the motion passed unanimously.

Other business: The next meeting will be September 4, 2012. Phil will possibly not be able to make that meeting. Harvey will not be able to make it. Please contact the zoning office if you cannot make a meeting so alternates can be contacted.

Adjournment: Dan made a motion to adjourn, Jack seconded, motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary