

**Montpelier Development Review Board Meeting
May 6, 2019**

Subject to review and approval

This public meeting was recorded, and the video will be available for viewing at this link:
<https://www.montpelier-vt.org/1094/CivicClerk>

Present: Daniel Richardson, Kevin O'Connell, Kate McCarthy, Deb Markowitz, Thomas Kester, Ryan Kane, Meredith Crandall – staff.

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

Approval of the agenda: Deb made a motion to approve the agenda, Tom seconded. Kate noted that the Vermont College of Fine Arts application has been withdrawn. Deb accepted a friendly amendment to the motion to approve the agenda as amended.

Comments from the Chair: Dan wanted to recognize Deb's service on the board, as she will be leaving. She has accepted a job in Boston and will be traveling back and forth, so she won't be able to attend further meetings.

Approval of minutes from April 15, 2019: Dan, Tom, Kevin, Kate, and Ryan were in attendance at that meeting. There was a clarifying question on an item. With the question answered, Ryan made a motion to approve the minutes as drafted, which Tom seconded. The motion passed on a 5-0 vote.

41 College Street

Owner/Applicant: Vermont College of Fine Arts

Site plan and conditional use review to convert NECI dorm into artist coop housing.

This application was withdrawn by the applicant.

217 North Street

Owner/Applicant: Will Schebaum

Review development of accessory dwelling on steep slopes.

The applicant was present.

The application is to build a 750 square foot accessory, single story dwelling and to extend the driveway to reach the new building. The building site includes slopes of around 30%, requiring review by the board.

The applicant submitted an amended Grading and Erosion Control Plan showing the 30% slopes (existing and proposed grades), as well as stormwater and erosion control details. He also provided a letter from Don Marsh attesting to the lack of an undue adverse impact on

slopes of the project as designed. There will be two raingardens installed to address storm runoff. The city engineer was satisfied with the changes made from the original application. Applicant indicated there will be no blasting, it seems as if there is no ledge there, just soil.

Dan reviewed the zoning criteria for steep slopes.

Nick Persampieri from 191 North Street was also sworn in and had concerns about the storm runoff going to the raingardens, and a driveway close to the property line and heavy equipment using that driveway to get to the construction. He's also concerned about the existing trees near the property line that he shares with the applicant. He expressed his support of the stormwater and drainage changes submitted by Applicant.

Kevin made a motion to accept the application as modified by the materials submitted by Applicant at the hearing, Deb seconded. The motion passed on a 6-0 vote.

Upper Main Street

Owner: Statewide Corporation Applicant: Jeff Stetter
Sketch plan review of a new four-unit PUD.

Rob Goodwin arrived in time to join the board for this application. The applicant was present.

The application is for a four-unit, single building infill housing planned unit development, including construction of a new gravel driveway and parking area. The building will be a 1,800 square foot building, containing three, small one-bedroom units, and one two-bedroom unit. The building will be net zero ready. Applicant reported that recent efforts to dig test pits for the State Wastewater and Potable Water Supply permit process had disappointing results, discovering more ledge, closer to the surface than anticipated.

The Board saw the application in a more abstract form previously, at an informal review.

For final approval, the following must be in the application package: stormwater management plan, professional lighting plan, professional landscaping plan, signed and sealed engineered grading plan, professional erosion and sediment control plan, and a demonstration that the project meets the steep slopes criteria.

Eric Bigglestone, president of the Murray Hill Association raised concerns about the project contaminating the Association's. He asked the Board to consider adding that the applicant pay for water testing, as Vermont Compost does, to ensure the Association's water source is not contaminated. Removal of the ledge and possible damage to neighbors' homes was another concern.

Jim Tringe, a nearby property owner was just interested in hearing about the proposal.

It was mentioned that a possible solution to the concerns about water contamination would be to hook into the city water and sewer, but it's possible that ledge would need to be blasted to make that happen.

Other business:

On June 18, the Vermont League of Cities and Towns Spring Planning and Zoning Forum will be held at the Lake Morey Resort.

The Downtown and Historic Perseveration Conference will be June 5 in various sites around the city.

The Conservation Committee has asked Dan and Meredith to attend their next meeting to discuss the Commission's role in development application review.

The next meeting is Monday, May 20, 2019. There are no applications scheduled, so Board members can either have the night off or schedule a training session. It was decided to take the night off and meet again on the next regular meeting date of June 3, 2019.

Adjournment: Kate made a motion to adjourn, Kate seconded.

Respectfully submitted,

Tami Furry
Recording Secretary