

Agenda

Design Review Committee Meeting

Tuesday, February 17, 2026 at 5:30 PM

PARTICIPATION IN PERSON OR BY REMOTE MEANS:

City Council Chambers, City Hall

OR

Join Zoom Meeting (preferably by 5:20 PM)

Link:

<https://us06web.zoom.us/j/81871882088?pwd=uB5Vt4egdEsxLE46ciulJNrDWNNJPZ.1>

Call In: (929) 205-6099

Meeting ID: 818 7188 2088

Passcode: 429556

Members: Stephen Everett (Chair), Ben Cheney (Vice-Chair), Eric Gilbertson, Martha Smyrski, Liz Pritchett (Alternate) and Rebekah Owens (Alternate)

Please note that this agenda is subject to change.

1. Remote Attendees log in. Preferably by 5:20 PM
2. Call to Order by the Chair
3. Staff review remote meeting procedures and process, related questions may be asked at this time.
4. Approval of the Agenda
5. Comments from the Chair
6. **135 Main St:** Preliminary Discussion re: New Playscape at Kellogg Hubbard Library
7. **Review and Approve Minutes:** 02 02 2026
8. Other Business: Next Regular Meeting - 03 02 2026
9. Adjournment



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The meetings are open to the public in person, via telephone, or through the Zoom web meeting platform. There is also the option to view live streaming of the meeting over ORCA Media. For questions about accessibility, including technological difficulties, or to request special accommodations, please call the Montpelier Planning Department at 802-223-9506 or email the Planning and Zoning Administrator, Meredith Crandall, at mcrandall@montpelier-vt.org. Prior to attending a remote Design Review Committee meeting, please review the remote meeting procedures, available here: <https://www.montpelier-vt.org/1168/How-to-participate-in-public-meetings-re>

Montpelier Design Review Committee Meeting February 2, 2026

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: Steve Everett, Eric Gilbertson, Martha Smyrski, Ben Cheney, Rebekah Owens (alternate), Meredith Crandall – staff, ORCA Media – recording.

Call to order: The meeting was called to order by the Chair, Steve Everett.

Staff to review remote meeting procedures and processes, related questions may be asked at this time: As there were people attending remotely, staff gave a summary of how to participate in the hybrid model.

Approval of the agenda: Martha made a motion to approve the agenda, Rebekah seconded. The motion passed on a 4-0 vote – with Ben arriving late.

Annual election of the Chair and Vice Chair: [This was pushed to the end of the meeting since not all were in attendance at the time.]

Martha nominated Ben Cheney as Vice Chair, Rebekah seconded. The motion carried.

Martha nominated Steve as Chair, Eric seconded. The motion carried.

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

1 West Street

Owner/Applicant: Greenway Living, LLC

Review new vents for renovated kitchenette.

No one representing the application was in attendance at the beginning of discussion, but the committee members felt the application was straightforward enough to approve without further explanation.

A representative for the application arrived after the approval.

Rebekah recused herself due to a potential conflict of interest as she works for the applicant.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 3-0 vote, with Ben not arriving until during the 100 East State St discussion.

100 East State Street

Owner/Applicant: Threshold Community, L3C – Thomas Stearns

Review changes to four windows and front door; additional exterior changes included are reviewed administratively.

Hannah Bryant, the project manager, was in attendance remotely.

The building was a residence historically, converted to offices, and now being converted into a 20-bed communal living residence.

Recommendations:

The front door replacement will be a half glass wooden door with the two vertical panels below the glass.

Committee agrees that the modification of the two kitchen windows to accommodate the kitchen requirements with a trimmed, flat panel above the existing granite sill.

Suggestion: That any flat panel behind the new faucets should be a dark brown or brick color, or a better solution is a brass frost free extended faucet without a bib block behind.

The applicable criteria were reviewed and determined to be acceptable with these suggestions on a 4-1 vote, with Martha dissenting due to the lack of a solid, wooden door.

Review minutes from December 15, 2025: Martha made a motion to approve the minutes as printed, Ben seconded. The motion passed on a 5-0 vote.

Other business: The next meeting is Tuesday, February 17, 2026.

Adjournment: Ben made a motion to adjourn, Rebekah seconded. The motioned carried.

Respectfully submitted,

Tami Furry
Recording Secretary