



Agenda

Design Review Committee Meeting

Monday, May 4, 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/83352253149?pwd=32mu0s9B49WGN1MEUaEN4aXm887x7V.1>

Call In: (929) 205-6099

Meeting ID: 833 5225 3149

Passcode: 850462

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. **108 Main St**
Applicant: Three Penny Taproom
Owner: City Line Realty LLC
Review new wall sign
7. **0 (48) Northfield St**
Applicant/Owner: Elliott LLC
Review new 3-story residential structure and associated landscaping
Location note: Between 52 Northfield & 1 Prospect St
8. **0 (64) Northfield St**



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Applicant/Owner: Elliott LLC

Review new 3-story residential structure and associated landscaping

Location note: Between 56 & 68 Northfield St

9. Review and Approve Minutes: 04 20 2026

10. Other Business

11. Adjournment

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
April 20, 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, Rebekah Owens (alternate), Meredith Crandall – staff, ORCA Media – recording.

Call to order: The meeting was called to order by the Chair, Steve Everett, at 5:37 PM.

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

Approval of the agenda: Eric made a motion to approve the agenda, Martha seconded. The motion passed on a 4-0 vote.

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

60 Main Street

**Owner: 60 Main Street Associates, LLC Applicant: Red Hen Baking Company
Three new wall signs.**

Eliza Cain and Randy George were in attendance for the application. Revised sign plans were submitted at the hearing, including reducing the letter height to 1.73 ft, and removing “Co” from the left-hand sign.

The application is for three new wall signs to reflect the name of the business. Signs will use existing lighting. With the proposed revisions, there will be two 41.5 sf signs, and a center 9 sf logo sign. They will all be 11 feet off the ground. The flat wall signs will be made of lumicore, while the central logo sign may be of carved wood.

The application forms also mention a potential blade sign (3’x3’ and 8 feet off the ground), but applicants don’t yet have a design for it or the bracket yet. They’re considering placing it to the left of the main doors, in a section of brick.

Options:

The applicant has the option to adjust the letter size in the [flat wall] sign[s] to a range of 12-18 inch height due to line of sight readability distances.

A proposed blade sign can be added by a permit amendment within one year to be approved at a future meeting.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 4-0 vote with the noted options.

9 Northfield Street

Owner/Applicant: 9 Northfeild Street, LLC

Exterior changes to doors and windows associated from the conversion of commercial to residential units.

Trevor Cote, representing the owner of the property, was present for the application.

The application is to renovate the existing structure from commercial to a two unit residential dwelling. There will be no change to the building's footprint. The work has already been completed – with exterior changes including filling in two window openings and a door opening on the north elevation, moving a first-floor door on the north elevation further to the left to where a window had been, upgrading all first floor windows – including changing them from two over twos to one over ones, and changing out first floor doors for matching exterior doors with small lights at the top. Lattice style deck skirting has also been added under the northern and eastern porches, and the building has been repainted.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 4-0 vote.

Review minutes from April 6, 2026: Martha made a motion to approve the minutes as written Rebekah seconded. The motion passed on a 4-0 vote.

Other business: The next meeting is May 4, 2026.

Adjournment: Eric made a motion to adjourn, Martha and Rebekah seconded. The motion carried.

Respectfully submitted,

Tami Furry
Recording Secretary