



Agenda

for the Meeting of the Development Review Board

Monday, May 18, 2026 at 7:00 PM

PARTICIPATION IN PERSON OR BY REMOTE MEANS:

City Council Chambers, City Hall

39 Main Street, Montpelier, VT

OR

Join Zoom Meeting (preferably by 6:50 PM)

Link:

<https://us06web.zoom.us/j/87566355337?pwd=gHbWHHUZLRkWH1g4M5QJcnhw0qV0JB.1>

Call In: (929) 205-6099

Meeting ID: 875 6635 5337

Passcode: 084284

Members: Robert Goodwin (Chair), Katharine Burgess (Vice Chair), Elvira Dana, Alex Halasz, Bill Jolley (alternate), Bryan Jones, Joseph Ryan Kiernan, and Kevin O'Connell.

Please note: Changes in the agenda may occur

- 1) Remote Attendees log in. Preferably by 6:50 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) **8 Kent St**
Applicant/Owner: Mark Katkov
Height max waiver under [Sec. 3101.E](#) to replace existing non-conforming fence with new 7-foot tall fence along rear property line
- 7) **0 (48) Northfield St.**
Owner/Applicant: Elliott LLC
Major Site Plan review for new 3-story, 14 Dwelling Unit building with 12-space parking lot requiring DRC, and min parking + height waivers



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from DRB

Location Detail: Parcel #113-052001, between 52 Northfield St and 1 Prospect St

8) **0 (64) Northfield St**

Owner/Applicant: Elliott LLC

Major Site Plan review for new 3-story, 14 Dwelling Unit building with 12-space parking lot requiring DRC, and min parking + height waivers from DRB

Location Detail: Parcel #113-056001, between 56 & 68 Northfield St.

9) Review and Approve Minutes: 03 16 2026

10) Other Business: Next Meeting - June 1, 2026

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 Development Review Board meeting, please review the remote meeting procedures, available here: <https://www.montpelier-vt.org/1168/How-to-participate-in-public-meetings-re>

Montpelier Development Review Board Meeting
March 16, 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: Robert Goodwin, Katharine Burgess, Kevin O’Connell, Joe Kiernan, Alexandra Halasz, Elvira Dana, Meredith Crandall – staff, ORCA Media - recording.

Call to order: The meeting was called to order by the Chair, Robert Goodwin.

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: Kevin made a motion to approve the agenda as presented, Katharine seconded. The motion passed unanimously.

Comments from the Chair: None.

114 River Street

**Owner: Nam Chan and Brenda Kuang Applicant: City of Montpelier
Request for Sec 3005.F waiver to remove the riparian buffer, wood vegetation for
reinforcing 80’ of riverbank for flood repair and mitigation.**

Corey Line and Mike Miller, from the City, were in attendance and sworn in.

The application is to remove approximately 22 trees along the Winooski River to stabilize, repair, and reinforce the riverbank where it has eroded over several years, with significant erosion occurring in the July 2023 flood.

Board members discussed details of the USDA plan details, and distinctions between riparian buffer woody vegetation requirements and landscaping standards of Section 3203, including whether to require planting of a specific number of replacement trees or shrubs.

Joe made a motion to approve removal of approximately 22 trees from within the water setback area of 114 River Street, as part of a riverbank stabilization project, as presented in Application # Z-2026-0011 and supporting and supplemental materials, with the understanding that the allowed revegetation of the riparian buffer shall satisfy the § 3203 landscaping standards.

Alex seconded. The motion passed on a 6-0 vote.

Review meeting minutes from March 2, 2026: Kevin made a motion to approve the minutes as drafted, Elvira seconded. The motion carried.

Other Business: There are no pending applications for the regular April 6th meeting date. So, the Board will next meet on April 20th.

Adjournment: Rob made a motion to adjourn, Joe seconded. The motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary