



Agenda

Design Review Committee Meeting

Monday, May 18, 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=uB5Vt4egdEsxLE46ciulJNrDWNJPZ.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. **cont. - 0 (48) Northfield Street**
Applicant/Owner: Elliott LLC
Review new 3-story residential structure and associated landscaping
Location note: Between 52 Northfield & 1 Prospect St
7. **cont. -- 0 (64) Northfield St.**
Review new 3-story residential structure and associated landscaping
Location note: Between 56 & 68 Northfield St
8. Other Business - Next Meeting, June 1, 2026
9. Review and Approve Minutes: 05 04 2026
10. 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
May 4, 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, 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: No one was attending the meeting remotely. Staff gave a summary of how those watching via ORCA media could join the meeting.

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

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

108 Main Street

**Owner: City Line Realty, LLC Applicant: Three Penny Taproom
Review new wall sign.**

Wes Hamilton was in attendance for the Applicant.

The application is for two wall signs. One will be 2 feet high and 30.8 feet wide and it will have “Three Penny Taproom”—replacing the existing sign with slightly updated font and colors; and the other sign will be 2 feet high and 15.4 feet wide and will have “since 2009” on it. This second sign replaces the “Antiques” sign that has been in place for years.

The sign bands will be painted with matching red and white/cream as is. The molding/trim around the previous “antiques” sign location will be repaired and/or replaced with the same, matching trim that exists now. The lettering will be ½” thick acrylic attached to the building with metal studs.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 4-0 vote.

0 (48) Northfield Street (location note – between 52 Northfield and 1 Prospect)
Owner/Applicant: Elliot, LLC
Review new three story residential structure and associated landscaping.

Jacob Walker spoke for the applicant. Glenn Walker and A. Walker were in attendance but did not speak to the application.

The project is a 70'x42', three story, fourteen unit apartment building, built modularly and set on site. The units will be single bedroom, have a unit washer/dryer, and have access to a ground floor storage/parcel drop off area. On this site, the structure will have the "front" of the building with all of the apartment entrances face the road. Two exterior stair cases are proposed, one on either end of the building.

[Because the structure proposed in the 64 Northfield Street application is nearly identical, some comments applied to both structures.]

The committee suggested darker colors for the siding on the ends and rear of the building that showed as white in the elevations. Darker colors—similar to what is proposed for the front—would be more compatible with nearby structures, and help mitigate the larger massing of the proposed structure(s) in comparison to those immediately adjacent. Another suggestion for compatibility with historic structures nearby was to switch out the metal siding on the front columns for clapboard.

The Committee also requested that Applicant come back with a revised roofline option – a more traditional, even gable roof or something with a hipped roof over the exterior stairs, and adjusting the window design to be more similar to nearby structures—single windows versus the proposed double on several of the elevations. Jacob Walker indicated that a hipped roof would be problematic for construction with the planned modular build, and that it could increase snow and ice buildup on railings and walkways. He indicated that he would ask his architect to work on alternate elevations. Jacob and Staff indicated that the zoning height maximum could be an issue with a revised roofline.

0 (64) Northfield Street (location note – between 56 and 68 Northfield Street)
Owner/Applicant: Elliot, LLC
Review new three story residential structure and associated landscaping.

Discussion of the 64 Northfield Street proposal was in keeping with that for 48 Northfield Street, and overlapping in time. This building is proposed to be oriented with the "front" with apartment entrances facing up Northfield Street (south), with a gable end facing the street. This means that coming up Northfield Street, people would see the back of the building, which in the elevations in the application was proposed to be mostly white siding.

Committee requested the same design alterations for a second review on this proposal as for 48 Northfield St., with the changes to the siding on the rear of the building emphasized given that it's easier to see the large expanse of white here than at 48.

Eric made a motion to table both Northfield Street applications to the next meeting. Rebekah seconded. The motion passed on a 4-0 vote.

Review minutes from April 20, 2026: Eric made a motion to approve the minutes as written, Rebekah seconded. The motion passed on a 4-0 vote.

Other business: There was no other business.

Adjournment: Eric made a motion to adjourn, Ben seconded. The motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary