

**Montpelier Design Review Committee Meeting
May 18, 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: Eric made a motion to approve the agenda, Rebekah seconded. The motion passed on a 5-0 vote.

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

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

Jacob Walker came back before the committee again to address concerns the DRC had in the last meeting.

Optional changes offered:

1. Slat columns in front of the building may be deck rail height or full height to ceiling.
2. End wall double hung windows may be larger size and end wall kitchen windows may be a wider, doublehung, slider, or awning unit for more light in the kitchen.
3. Roofs over stairwells may be a shed design for rainwater control, as needed.
4. End wall siding above the third floor windows may be horizontal with trim board abutting the vertical height appearance and color may be a lighter shade board and batten siding may also be a lighter shade than the color on the most recent application.
5. Wooden fence screening can be used to satisfy screening criteria and may be located as necessary for disposal truck access.

Dorian Prescott spoke about their concerns about the integrity of the hillside, which neighbors their property. Meredith told them that is more the concern of the DRB and not the DRC. The applicant said landscaping will consider stabilizing the bank.

Another concern was the height of the building. Meredith told her the proposed building is only another story higher than neighboring buildings.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 5-0 vote.

0 (64) Northfield Street (continued) – location between 56 and 68 Northfield Street

Owner/Applicant: Elliot, LLC

Review new three story residential structure and associated landscaping.

Jacob Walker came back before the committee again to address concerns the DRC had in the last meeting.

Optional changes offered:

1. The front columns on the front of the building may be deck rail height or full height to ceiling
2. End wall double hung windows may be larger and end wall kitchen windows may be a wider, double hung, slider, or awning unit for more light in the kitchen.
3. Roofs over stairwells may be a shed design for rainwater control as needed.
4. End wall siding above third floor windows may be horizontal with trim board abutting the vertical siding below to break up the vertical height appearance and the color may be a lighter shade to contrast the color of the vertical siding. The vertical board and batten siding may be a lighter shade than the color on the most recent application.
5. Wooden fence screening compatible with the building material can be used to satisfy screening criteria and may be located as necessary for disposal truck access.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 5-0 vote.

Ben mentioned that he appreciated the work done by the applicant to revise the designs of both buildings to incorporate the DRC's suggestions.

Review minutes from May 4, 2026: The review was tabled to next meeting due to lack of time before the next meeting.

Other business: The next meeting is June 1, 2026.

Adjournment: Ben made a motion to adjourn, Rebekah seconded. The motion passed on a 5-0 vote.

Respectfully submitted,

Tami Furry
Recording Secretary