

**Montpelier Development Review Board 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: Kevin O'Connell, Robert Goodwin, Katharine Burgess, Joe Kiernan, Alexandra Halasz, Bryan Jones, Bill Jolley, Meredith Crandall – staff, ORCA Media - recording.

Also in attendance: Patti Komline, John Campbell, Dorian Prescott, A. Walker, G. Walker, Jacob Walker, John Snell.

Call to order: The meeting was called to order by the Chair, Rob 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: Alex made a motion to approve the agenda, Kevin seconded. The motion passed unanimously.

Comments from the Chair: Rob thanked everyone for attending.

8 Kent Street

Owner/Applicant: Mark Katkov

Max height waiver under Section 3101.E to replace existing non-conforming fence with new seven foot tall fence along the rear property line.

Ellen Hamilton was in attendance and sworn in for the application.

The fence height limitation is 6 feet, and the proposed fence is 7 feet. The fence to be replaced is 8 feet tall and the replacement is shadow board and lattice on the top foot of the fence. The fence will be a deterrent to visiting wildlife.

Joe made a motion to approve the application, Kevin seconded. The motion passed on a 7-0 vote.

0 (48) Northfield Street – location detail: parcel # 113-052001, between 52 Northfield and 1 Prospect Streets

Owner/Applicant: Elliot, LLC

Major site plan review for a new three story, fourteen dwelling unit building with twelve space parking lot requiring DRC and minimum parking and height waivers from DRB.

Jacob Walker was sworn in for the application.

The application is to request a minimum parking waiver and a waiver of the 40' maximum height.

The board requested that the engineering report attesting to the runoff be filed with the application.

There will be bike storage space for all the rental units, and two tenants will not be provided with parking space/s.

Patti Komline from Pleasant Street spoke about concern about the slope stabilization and possible blasting to cut back some rock ledges.

John Campbell asked the board to look at the site and the parking.

Due to the fire alarm, the hearing will be moved to June 1.

0 (64) Northfield Street – location detail: parcel # 113-056001, between 56 and 58 Northfield Street

Owner/Applicant: Elliot, LLC

Major site plan review for a new three story, fourteen dwelling unit building with twelve space parking lot requiring DRC and minimum parking and height waivers from DRB.

Review meeting minutes from March 16, 2026:

Other Business: The next meeting will be June 1, 2026.

Adjournment:

Respectfully submitted,

Tami Furry
Recording Secretary