



# *Agenda*

## *for the Meeting of the Development Review Board*

Monday, June 1, 2026 at 7:00 PM

PARTICIPATION IN PERSON OR BY REMOTE MEANS:

City Council Chambers, City Hall

OR

Join Zoom Meeting (preferably by 6:50 PM)

Link: <https://us06web.zoom.us/j/87309432635?pwd=5Dzt3OI1FRRUFhtFDd0wgaWddHV2fn.1>

Call In: (929) 205-6099

Meeting ID: 873 0943 2635

Passcode: 847984

**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 & Recognition of Quorum
- 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) **Report on Interrupted April 18th Permit Hearing - Staff**
- 7) **671 Gallison Hill Rd** (withdrawn from DRB jurisdiction) - Staff update
- 8) **Review and Approve Minutes: 05 18 2026**
- 9) Other Business: Next Meeting - June 15th
- 10) 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



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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](mailto: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  
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

**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 6<sup>th</sup> meeting date. So, the Board will next meet on April 20<sup>th</sup>.

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

Respectfully submitted,

Tami Furry  
Recording Secretary