

**Montpelier Development Review Board Meeting
June 29, 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, Michael Miller – staff, ORCA Media - recording.

Also in attendance: Peter Kelman, David Delcore, Lisa Mahoney, Peter Mancauslus.

Call to order: The meeting was called to order at 7:01 PM 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: Kevin made a motion to approve the agenda, Katharine seconded. The motion passed unanimously.

Comments from the Chair: Rob thanked the board members for coming out for a special meeting.

Report on deliberative session actions following June 15th meeting: The deliberative session considered two applications for 48 and 64 Northfield Street. Both applications were approved with conditions at that session.

9 Heaton Street (continued)

Owner: Washington County Mental Health Services Applicant: Downstreet Housing and Community Development

Conditional use and major site plan review for major renovation to convert existing structure into 20 dwelling units, including addition of elevator and stair tower with footprint and height waiver requests.

Since the hearing was still open, no new people needed to be sworn in.

Nicola Anderson from Downstreet Housing and Dan Wheeler from gbA Architecture were in attendance for the application.

The only new reports were a successful hydrant flow test work done with DPW and workflow plans were submitted.

Lisa Mahoney had submitted written testimony requesting a continuation of the application. The Chair asked her to explain her reasoning for that request, and she stated she doesn't feel the traffic study and pedestrian access studies are sufficient.

Nicola Anderson replied that the building will have less units (offices vs living spaces) and would result in less traffic than currently. Meredith explained that the zoning regs don't require a traffic study in this scenario.

Dan Wheeler gave quick reviews from the last meeting on pedestrian access and the landscape plan.

Kevin made a motion to recess into deliberative session, Bryan seconded. Kevin and Bryan accepted a friendly amendment to close the public hearing to move into deliberative session at the end of the meeting. The motion was approved on a 6-1 vote, Katharine voted no since she doesn't feel a deliberative session is necessary.

Review meeting minutes from June 15, 2026: Rob made a motion to approve the minutes as written, Alex seconded. 4-0-3, with Joe, Kevin, and Bryan abstaining since they were not in attendance.

Other Business: The next meeting will be July 6, 2026.

Adjournment: Rob made a motion to adjourn, Kevin seconded.

Respectfully submitted,

Tami Furry
Recording Secretary