Montpelier Development Review Board Meeting
July 6, 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, Meredith Crandall – staff, ORCA Media - recording.

Also in attendance: (in person): Heidi Spaulding, Karen Kurrle, Terry Krinsky, Tate Agnew , Sam Beall; (remotely): Jeff Olesky, Lucky Boardman, Benji Graham

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: Kevin made a motion to approve the agenda, Joe seconded. The motion passed on a 5-0 vote.

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

Report on deliberative session actions following June 29th meeting: Rob reported that the 9 Heaton Street application was approved with conditions and the decision should go out soon.

31 College Street
Owner/Applicant: Casey Ellison – Ice Cube, LLC
Request for fence height waiver.

Benji Graham was in attendance for the application.

The application is for a waiver for the front yard fence height of 4 ½ feet to increase by 10% as permitted in Figure 3-6. This will bring the fence height to just under 5'. The increased height and landscaping within the fence will help with additional privacy for bathhouse attendees as they sit outside to enjoy the garden.

Joe made a motion to approve the waiver, Kevin seconded. The motion passed on a 5-0 vote.

0 Downing (adjacent to 34 Barre Street)
Owner/Applicant: Lucky Boardman – Downing Street Apartments, LLC
Review disturbance and creation of steep slopes over 30% as a part of a parking lot expansion.

Lucky Boardman was in attendance and sworn in.

The application is to create 10 new paved parking spaces to create tandem spaces with existing spaces. The spaces will require fill to construct, and create steep slopes up to and in excess of 30% for stormwater control infrastructure and on the upper end of the parking area to achieve the necessary elevation.

The application was approved in 2023, but the deadline to file for an extension of the permit was missed, so it's back for a fresh approval of the permit. The work is almost completed at the site.

The Board discussed the history of the prior approval, including that the Department of Public Works had made changes to the Site Plan as part of the permit issuance process required by the Board.

Alex made a motion to approve the application with the requirement for a certificate of compliance, Joe seconded. The motion passed on a 5-0 vote.

55-69 Granite Shed Lane
Owner/Applicant: Washington County Mental Health Services
Major site plan review for a medical clinic including offices with second floor addition. Footprint waiver for new entry and related site improvements.

Rob recused himself from this application due to a potential conflict of interest. Katharine took over the chair's seat.

Jeff Olesky, Heidi Spaulding, Karen Kurrle, Terry Krinsky, Tate Agnew, and Sam Beall were in attendance and sworn in.

The application is for the addition of an entire second floor and including exterior additions on existing first-floor bump outs, and a new first-floor entry vestibule outside of the existing footprint.

The proposed vestibule is necessary for the safe and effective operation of the urgent care facility, which Applicant indicates fits best within one of the southern bump outs – maintaining a clear separation of service areas.

During the hearing, Mr. Beall clarified that Applicant is requesting approval for full build out of all requested parking spaces (instead of a phased approach).
Applicant agreed to improve pedestrian access and safety by: (i) extending the existing guardrail between Granite Shed Lane and the building; and (ii) adding a pedestrian connection to Granite Shed Lane between the building and the southern access point. Applicant also agreed to having bike racks available on both sides of the building.

The Board discussed the usual limitation to one ground-mounted sign and Applicants request for two to direct people to the appropriate parking lots to access different services available via different building entrances, and conferred with Staff on exception and waiver options under the regulations.

Kevin made a motion to close the hearing on the application, and go into deliberative session at the close of the meeting, Alex seconded. The motion passed on a 4-0 vote.

Review meeting minutes from June 29, 2026: The minutes were tabled to the next meeting.

Other Business: The next meeting will be August 3, 2026; officer elections on agenda.

Adjournment: Joe made a motion to adjourn, Alex seconded. The motion passed 4-0.

Respectfully submitted,

Tami Furry
Recording Secretary