



Agenda

Design Review Committee Meeting

Monday, August 3, 2026 at 5:30 PM

PARTICIPATION IN PERSON OR BY REMOTE MEANS:

City Council Chambers, City Hall

OR

Join Zoom Meeting (preferably by 5:20 PM)

Link: <https://us06web.zoom.us/j/83352253149?pwd=32mu0s9B49WGN1MEUaEN4aXm887x7V.1>

Call In: (929) 205-6099

Meeting ID: 833 5225 3149

Passcode: 850462

Members: Stephen Everett (Chair), Ben Cheney (Vice-Chair), Eric Gilbertson, Martha Smyrski, Liz Pritchett (Alternate) and Rebekah Owens (Alternate)

Please note that this agenda is subject to change.

1. Remote Attendees log in. Preferably by 5:20 PM
2. Call to Order by the Chair
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. **32 School St**
Owner/Applicant: Will Roberts (Walka Condo Assoc)
Review replacement of slate shingles with asphalt roof tiles, and capping of non-functional chimney
7. Review and Approve Minutes: 06/15/2026 & 07/06/2026
8. Other Business: Next Meeting - August 17th
9. Adjournment



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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 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. Prior to attending a remote Design Review Committee meeting, please review the remote meeting procedures, available here: <https://www.montpelier-vt.org/1168/How-to-participate-in-public-meetings-re>

**Montpelier Design Review Committee Meeting
June 15, 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, Martha Smyrski, Liz Pritchett, Ben Cheney, Rebekah Owens (alternate), Mike Miller – 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: Martha made a motion to approve the agenda, Ben seconded. The motion passed unanimously.

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

36 College Street

Owner/Applicant: Greenway Hub, LLC

Review new fenced-in play area and stair railings associated with adding childcare on property.

Katie Gustafson and Troy McBride were in attendance for the application.

The application is for a childcare operation to be opened and accommodate 50-60 children. A plan that was designed with a childcare expert was presented.

The wired fence play area is a temporary structure to judge practicality.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved in a 4-0-1 vote, with Rebekah recusing due to possible employment conflict.

79 Barre Street

Owner: Steve Ribolini c/o Morningstar Properties Applicant: Just Basics, Inc.

Review new wall sign.

Rick DeAngelis, the director of the applicant, was present.

They recently moved into the Woodbelly Pizza site for the new venture, Montpelier Community Market, which will be a food pantry type area.

The application is for a 25" high, 112" wide, and 10 feet from the ground, wall sign.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 5-0 vote.

170 Main Street (Main Street Middle School)

Owner/Applicant: Montpelier-Roxbury Public Schools

Review taller replacement fence and new playground equipment, courtesy review of replacement windows.

Andrew LaRosa, the project manager, was in attendance.

The application is for a new play structure. 12' existing fence to remain, 4' existing fence to be replaced with 12' fence.

The review is for the replacement of 21 windows.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 5-0 vote.

Review minutes from May 4, 2026 and May 18, 2026: Rebekah made a motion to approve the May 4 minutes, Ben seconded. The motion passed on a 3-0 vote, with Steve, Rebekah, and Ben voting.

Martha made a motion to approve the May 18 minutes as written, Ben seconded. The motion passed on a 4-0 vote, with Steve, Rebekah, Ben, and Martha voting.

Other business: The next meeting is July 6, 2026.

Adjournment: Martha made a motion to adjourn, Ben seconded the motion.

Respectfully submitted,

Tami Furry
Recording Secretary

**Montpelier Design Review Committee 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: Steve Everett, Eric Gilbertson, Martha Smyrski, Ben Cheney, Liz Pritchett (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: Ben made a motion to approve the agenda, Martha seconded. The motion passed on a 5-0 vote.

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

31 College Street

Owner: Ice Cube, LLC Applicant: Casey Ellison

Review proposed new fencing, new shed, landscape features, and lighting.

Benji Graham was in attendance.

A 4'x12' and 6' tall shed will be constructed 5 feet from the property line. It will not be very visible from the road, since landscaping and fencing will obscure most of it. New fencing will be stained to match the previously approved wood-sided addition for the elevator. New ground lighting for paths and in landscaping is proposed, and additional plantings.

The applicable criteria were reviewed and determined to be acceptable.

The option was given to make the color of the fence darker, as dark or darker than the addition.

The application was approved on a 5-0 vote.

120 Elm Street

Owner/Applicant: Maruone Thach

Review proposal to replace windows and doors on a historic home and to update siding on the attached garage.

Wayne Emond from North Country Builders was in attendance to represent the application.

Staff provided context on the project, including that the State had to review the changes to confirm that they would not make the building ineligible for continued listing as a contributing historic structure on the National Register as part of the River Hazard permit process.

Committee asked whether the front porch railing would need updates. Mr. Emond said that code compliance would probably require it be taller. Committee discussed acceptable options, and suggested that running cables through the existing upright posts would cause the least damage to the historic porch with least visual impact. Preferred color for higher railing is black.

Commission members asked about the materials and design of the existing doors, and confirmed that the proposed new wood siding would match the existing. The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 5-0 vote. With an option for the front porch railing to be increased in height for code requirements – with the option to use a thin black cable to achieve height with minimal damage to the existing turned posts.

32 School Street

Owner/Applicant: Will Roberts (Walka Condo Association)

Review replacement of slate shingles with asphalt roof tiles and capping of non-functional chimney.

No application representative was in attendance, so the application was tabled to August 3.

32 Main Street

Owner: Aubuchon Realty Corp. Applicant: The Print Shop/Elizabeth Walsh
Review new wall sign.

Liz Walsh was in attendance for the application.

The proposed sign with the company name for the front of the building is 21" high (as measured by frame not letter height), 17 ½ " wide, 10' from the ground, with no lighting.

There is a wood panel with a wood frame remaining within the sign panel from the last tenants' sign on the building. The proposal is to paint this black and add red plastic molded letters using metal offsets to allow for water to flow through. A white pin stripe is proposed around the edge.

Committee discussed the formula for letter height for ideal legibility at distance, and that the ideal letter height is less than proposed.

The applicable criteria were reviewed and determined to be acceptable.

An option was given to use smaller font sizes: with the larger lettering suggested at 12 to 11 inches high, and the smaller lettering at 11 to 10 inches high for optimum readability by cars traveling by and where the sign is visible by pedestrians on Main Street.

The application was approved on a 5-0 vote.

144 Elm Street

Owner: 144 Elm Street Apts, LLC Applicant: Vermont Rental Solutions
Review demolition of historic building and proposed landscaping changes for interim surface parking use.

Lucky Boardman was in attendance.

The application is for demolition of an existing structure (former church building) and full removal of foundation systems. After demolition, the site will be graded, stabilized, and improved for interim use as a non-paved parking lot for off-premises uses, including some screening plantings along the left boundary.

Applicant attested that the current building is beyond repair and that he intends to construct a large residential structure on the site. However, he needs to demolish the building before funding for the next stage of development can be secured.

Committee members asked about designs of the future building, who Applicant has conferred with about possibly saving the façade of the original 1880's building, and the condition of the foundation. Committee members were concerned with demolishing the building without viewing a proposal for long-term redevelopment, as it could result in the parcel being largely vacant long-term.

The applicable criteria were reviewed and determined to be acceptable for this particular project, where rehabilitation of the structure is no longer an option – and so historic materials must be removed.

The application was approved on a 4-1 vote, with the understanding that Applicant intends to construct a residential building on site with future approval of that structure subject to Design Review approval.

Eric voted no due to a lack of information on whether it's possible to save the façade on the building for incorporation in the future structure. Liz and Martha voted yes, with hesitancy due to the lack of detail on the future development plans.

707 Stone Cutters Way

Owner: 707 Stone Cutters Way, LLC Applicant: Mary Mullally, Hunger Mountain Co-op General Manager.
Review new double-door and revised exterior railing.

Leo Ormiston and Mary Mullally were in attendance.

The application is to add a double door to the left of the building where the temporary door is now, and change the proposed exterior railing to a black aluminum baluster design instead of woven cable.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 5-0 vote.

Review minutes from June 15, 2026: Approval of the minutes was tabled to the next meeting.

Other business: The next meeting is August 3, 2026.

Adjournment: Ben made a motion to adjourn, Eric seconded.

Respectfully submitted,

Tami Furry
Recording Secretary