Montpelier Development Review Board Meeting
August 3, 2026
7:00pm at 39 Main St in the City Council Chambers

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, Elvira Dana, Bill Jolley, Meredith Crandall – staff, ORCA Media - recording.

Also in attendance: Kathleen Keenan, Kim Bent, Bob McCullough, Lucky Boardman, Stephen Whitaker, Paul Carnahan.

Call to order: The meeting was called to order by the Chair, Rob Goodwin at approximately 7:00pm

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 adjust the agenda to move the elections to the end of the meeting and there was a second. The amended agenda was approved.

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

Report on deliberative session actions: 9 Heaton Street from June 29; 55-69 Granite Shed Lane from July 6: The board has rendered and is drafting the decision for Heaton Street. Deliberations are still ongoing for Granite Street.

144 Elm Street
Owner: 144 Elm Street Apartments, LLC Applicant: Vermont Rental Solutions
Demolition of historic structure and conditional use approval for surface parking as interim primary use with site updates.

Lucky Boardman was in attendance for the application. He, Paul Carnahan from the Historic Preservation Commission, and others were sworn in.

Bob McCullough, from the Historic Preservation Commission, spoke about the project.

There are two issues – the demolition of the existing building/s and making a parking lot.

Kathleen Keenan and Kim Bent from 128 Elm Street spoke about their concerns with the lot being used as a parking lot now and the property not being cleaned up. They had questions about whether the city has a parking agreement for the lot or if it was a church agreement with neighbors. They also had concerns about car lights going into their windows, safety issues, and noise level/debris with demolition.

The current parking is leased to Capstone.

Stephen Whitaker provided comments on concerns he had about the process.

Joe made a motion to close the hearing and go into deliberative session after the meeting. Kevin seconded. The motion passed on a 7-0 vote.

Review meeting minutes from June 29, 2026 and July 6, 2026: Kevin made a motion to approve the June 29, 2026 minutes, Katharine seconded. The motion passed unanimously.

Alex made a motion to approve the July 6, 2026 minutes, Bryan seconded. The motion passed unanimously.

Annual election of officers – Chair and Vice Chair: Kevin nominated Elvira as Chair, Rob seconded. The motion passed unanimously.

Kevin nominated Rob as Vice Chair, Joe seconded. The motion passed unanimously.

Other Business: The next scheduled meeting will be August 17, 2026. So far, there are no applications for that date, so that moves the next meeting to September 8.

Adjournment: Joe made a motion to close the meeting and move into deliberative session. Katharine seconded. The motion was approved on a 7-0 vote.

Respectfully submitted,

Tami Furry
Recording Secretary