



Agenda

Design Review Committee Meeting

Monday, August 19, 2019 at 5:30 PM
City Council Chambers, City Hall

Members: Stephen Everett (Chair), Eric Gilbertson (Vice-Chair), Hannah Smith, Seth Mitchell,
Martha Smyrski, Liz Pritchett (Alternate), Ben Cheney (Alternate)

Please note that this agenda is subject to change

1. Call to Order by the Chair
2. Approval of the Agenda
3. Comments from the Chair
4. 535 Stone Cutters Way
Owner: River Station Properties LLC
Applicant: SunCommon
Review placement of rooftop solar array.
5. 1 Bailey Ave.
Owner: VSECU
Applicant: Montpelier Conservation Commission
Review rain garden installation.
6. Review meeting minutes; July 8, July 22 and August 5th.
7. Other Business:

Next meeting, Tuesday, September 3, 2019.
8. Adjournment

DRC meetings are open to the public. For questions about accessibility or to request accommodations please call (802) 223-9506.

**Montpelier Design Review Committee Meeting
July 8, 2019**

Subject to review and approval

This public meeting was recorded, and the video will be available for viewing at this link:
<https://www.orcamedia.net/show/montpelier-design-and-development-meetings-july-8-2019>

Present: Steve Everett, Eric Gilbertson, Seth Mitchell, Meredith Crandall - staff.

Call to order: The meeting was called to order by the Chair, Steve Everett.

Approval of the agenda: Eric made a motion to approve the agenda, Seth seconded. The motion passed on a 3-0 vote.

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

61 Taylor Street

**Owner: City of Montpelier Applicant: Gregg Gossens c/o Downstreet
Review new sign.**

Alison Friedkin and Tom Bachman were present.

The proposed sign will be 4'10" wide and 4'6" long. It will be placed 30" from the inside of the sidewalk. It will have a painted aluminum sign panel and PVC letters and graphics that will be raised 1/4". The 4"x4" powdered coated metal posts will be black and mounted on concrete post bases. It is for Downstreet Housing & Community Development. The sign will have no lighting.

There was considerable discussion regarding possible locations for additional signs, with the conclusion that Applicant would return should additional signs subject to zoning permits be desired.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 3-0 vote.

6 Witt Place

**Owner/Applicant: Gertrude Prevost
Review foundation and retaining wall repair.**

Michael and Ben Prevost were present.

The application is to install 12 new floor joists and 6 new posts with headers. 50' of existing wall will be hauled away. 50' of 8"x18" footing and 10' of 8"x50' walls with shelf for existing

granite will be built and poured. A drain will be installed on the side of the footing and day light into the existing drain. Proposal is to also waterproof the basement walls, then backfill and compact with sand and original material. The existing granite will be installed to new wall above grade, and 4 posts for porches will be installed.

The applicant has the option to either rebuild the existing stone retaining wall or replace he wall with 2'x4'x2' decorative stone face concrete block retaining wall.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 3-0 vote.

37 Barre Street

Owner: Bailey Baldwin Barre Housing LTD Partnership

Applicant: Laz Scangas, Arnold & Scangas Architects

Review changes to approved paint color scheme.

Alison Friedkin was present.

The application is to change the colors at the first floor retail space and the center header detail at the second floor windows. It will use the same palette of previously approved colors.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 3-0 vote.

Review minutes from June 17, 2019: Eric made a motion to approve the minutes as presented, Seth seconded. The motion passed on a 3-0 vote.

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

Respectfully submitted,

Tami Furry
Recording Secretary

**Montpelier Design Review Committee Meeting
July 22, 2019**

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, Seth Mitchell, Liz Pritchett (alternate), Ben Cheney (alternate), Martha Smyrski, Meredith Crandall - staff.

Call to order: The meeting was called to order by the Chair, Steve Everett.

Approval of the agenda: The agenda was deemed approved.

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

149 State Street

Owner/Applicant: Joseph and Judith Ferrari

Review replacement of 29 windows.

Mr. Ferrari was in attendance.

The windows are to be Integrity double hung two over twos, with a stone white exterior.

The applicant found no evidence of darker trim on the original windows to be replaced on the front portion of the house. The building's vintage is about 1875. The aluminum storm windows will be removed on the replacement windows.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 4-0 vote.

130 Main Street

Owner/Applicant: Unitarian Church

Informal review of addition to building and possible solar installation.

Beth Damon, Barbara Conrey, and Kris Hammer from the church's building committee were present.

The church was built in 1864. There was an addition put on the back in 1983. A big part of the project is serving human need, which is part of the church's mission statement. The congregation has grown, and grown out of the building – particularly with the community lunches and other events provided by the church.

Black River Design drew up some schematics for the project. The kitchen is to be expanded and upgraded. The proposal is to also reconfigure the interior for better circulation, and possibly add a two-story addition at the rear north corner (riverside) of the building. The exterior areas to the north would be reconfigured, with a likely play area for children added in the front.

The church also has a goal to make the building net zero, with plans to install solar panels on the southern roof of the chapel. The preliminary drawings are dated 10/16/18.

Members focused comments on the kitchen addition, with the suggestion that it be moved towards the rear, behind the 2nd northern sanctuary window. There were also suggestions to: (i) create some connection between the front yard area through to the rear of the building (perhaps an extension similar to the front pergola) as well as act as screening for any maintenance/mechanical areas; and (ii) retain a flat roof on the kitchen addition. Members appears satisfied with the blank walls on the kitchen addition, so long as it was distinct from the historic structure and there was landscaping or some item of interest between it and Main Street (e.g., the pergola).

Review minutes from June 3, 2019 and July 8, 2019: The June 3 minutes had been reviewed but Meredith had been asked to review the 101 Northfield Street recommendations and she determined that the minutes were correct. Ben made a motion to approve the June 3 minutes, Liz seconded. The motion passed on a 3-0 vote.

The July 8 minutes need Eric in attendance to approve, so they were tabled to the next meeting. Seth mentioned that there was a phrase about waterproofing compact that needed clarification. Meredith will look back to determine what was actually meant.

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

Respectfully submitted,

Tami Furry
Recording Secretary

**Montpelier Design Review Committee Meeting
August 5, 2019**

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, Hannah Smith, Ben Cheney (alternate), Audra Brown - staff.

Call to order: The meeting was called to order by the Chair, Steve Everett.

Approval of the agenda: Hannah moved to approve the agenda as presented, Ben seconded. The motion passed on a 50 vote.

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

5 Cliff Street

Owner/Applicant: Mary Andes

Review fence surrounding parking area.

The applicant was present. Steve praised the applicant for doing a nice job with her property. The property is enrolled with a program within the Vermont Housing Conservation Board, so they have been assessing some safety issues. A black, wrought iron fence was determined to be an asset to the one car parking spot, to prevent someone from walking off the cliff.

A hand railing may be added to the steps from the fence, if the applicant wishes. A motion detecting light may also be added.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 3-0 vote.

3 Pitkin Court

Owner: Blueberry Associates Applicant: Claudia Pringles

Review new signs.

The applicant was present. The application is for a business sign with light yellow lettering. She believes the sign is going to be wooden. There is an existing light but no changes will be made to it.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 3-0 vote.

29 College Street**Owner/Applicant: Keith Schumacher****Review exterior staircase to second floor unit.**

The applicant and another person were present.

An option would be to add a light at the door and change the light at the other door that will match. They would like brass sconces. Once they decide on lighting, they will check with the zoning office to make sure the lighting works with the zoning bylaws.

The applicable criteria were reviewed and determined to be acceptable.

The application and options were approved on a 3-0 vote.

60 Main Street**Owner: 60 Main Street Associates Applicant: Tolya Stonorov****Review outdoor seating area, new signage, and exterior painting.**

The applicant, Bill Caplan, and another person were present. The outdoor seating will allow for 6 feet pedestrian access, with flower pots to separate the area. Ben is going to make the sign, so he asked if he should recuse himself. If he does, no vote can be taken on the project.

The businesses will be Regal and Rabble Rouser with two separate owners. The signboard will be mounted to the mortarboard, not the brick.

An option is that the lettering could be smaller. They are going to experiment with paper lettering to see what works best. If there any changes to the sign, the applicant would come back.

The applicable criteria were reviewed and determined to be acceptable.

The application and options for the sign was approved on a 3-0 vote.

Review minutes from July 8 and July 22, 2019: The minutes were tabled due to lack of a quorum.

Other business: The next meeting will be Monday, August 19, 2019.

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

Respectfully submitted,

Tami Furry
Recording Secretary