

Montpelier Development Review Board Meeting September 3, 2019

This public meeting was recorded, and the video will be available for viewing at this link:

<https://www.montpelier-vt.org/1094/CivicClerk>

Present: Daniel Richardson, Kevin O'Connell, Kate McCarthy, Robert Goodwin, Michael Lazorchak, Meredith Crandall – staff.

Absent: Ryan Kane and Clare Rock (alternate).

Call to order: The meeting was called to order by the Chair, Dan Richardson.

Approval of the agenda: Kevin made a motion to approve the agenda as presented, Kate seconded. The motion passed on a 5-0 vote, with no nays and no abstentions.

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

Approval of minutes from August 19, 2019: Kate made a motion approve the minutes, with the date corrected from the 20th of 2018 to the 19th of 2019. Rob seconded. The motion passed on a 5-0 vote, with no nays and no abstentions.

9 Ewing Street

Owner: Andrea Proulx and Peter Sterling Applicant: Steeplechase Design & Build, LLC

Review two-story addition on steep slopes.

Will Schebaum from Steeplechase was present and sworn in.

The application is to remove a 400 SF deck from an existing 768 SF single family home, and to build a new two story addition (460 SF) and a new 350 SF rear deck. There are slopes of 30% or greater being disturbed – which is the only reason it is being heard by the Board.

Notes from DPW – the preference would be that a small yard drain and connection be made to the storm system running along the edge of the road. DPW will conduct a site visit in the months of April or May after completion of construction to determine if additional measures should be made. The applicant will need to apply for a construction and access permit prior to performing the work in the public right of way. DPW recommends that the occupancy permit be held until the reviews are done.

Board confirmed that a condition will be that an engineer will sign off on the stability of any disturbed earth. In some cases, the slopes will be leveled off or made less steep. Any fill that is brought in will need to be compacted from the bottom up. At any point, a rain garden could be installed if the drainage isn't sufficient. Board members agreed that the drainage condition will not be tied into a Certificate of Completion, but DPW will determine satisfaction with the drainage.

Kate made a motion to approve construction on steep slopes at 9 Ewing Street, as proposed, with the following conditions:

1. Fill to be compacted from the bottom and work toward the top.
2. Slopes of 30% or greater shall be inspected and approved by a professional engineer.
3. A silt fence shall be installed on the western side of the property and anywhere else deemed appropriate as recommended by DPW.
4. That DPW inspect the storm water runoff after completion of construction to assure that it is being handled to DPW's satisfaction, whether that is through onsite infiltration or other methods elected by the applicant. DPW will need to sign off on the handling of stormwater prior to expiration of the zoning permit, in order for the applicant to be in compliance.

Kevin seconded. The motion passed on a 5-0 vote, with no nays and no abstentions.

781 North Street

Owner/Applicant: Michael Howard

Review construction of a two-story addition on steep slopes.

The applicant was present and sworn in.

The application is to build a 750 SF addition to the single family home, to include a ground level, two-car garage and a second floor master bedroom suite. The building site includes slopes of 30%, which is the only reason it is before the Board.

Notes from DPW – the driveway alterations and culvert/ditching requirement would be very difficult to achieve compliance, so they will be waived, but some trees/foliage should be removed to improve the sight line in both directions. There is evidence of some erosion on the northern side of the driveway, which causes driveway material to wash out into the road. This can be fixed by redirecting the surface flow to enter the ditch approximately 20' north of the driveway culvert inlet. A construction and access permit would be needed for any future work to expand the existing width of the access point.

The applicant has no issue with any of the DPW suggestions.

It was determined the steep slope requirements are met in this application.

Kevin made a motion to approve the application as presented. Rob seconded. The motion passed on a 5-0 vote, with no nays and no abstentions.

Other Business: The next regular meeting will be Monday, September 16, 2019.

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

Respectfully submitted,

Tami Furry
Recording Secretary