Montpelier Development Review Board Meeting
June 17, 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, Ryan Kane, Robert Goodwin, Michael Lazorchak (alternate), Meredith Crandall – staff.

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 printed, Ryan seconded. The motion passed on a 6-0 vote.

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

Approval of minutes from May 6, 2019 and June 3, 2019: (this was moved from after the application hearings)

Kate had a change to page 2 on the May 6 minutes. In the first sentence on the third to last paragraph, "water supply" needs to be added at the end after "the Association's." On page 3, under adjournment, Kate was listed as making the motion and seconding it, so that needs to be corrected. Staff will confirm what actually happened. Kevin made a motion to approve the May 6 minutes with edits, Kate seconded. The motion was approved on a 4-0 vote (Richardson, O'Connell, McCarthy, and Kane).

Ryan made a motion to approve the June 3 minutes, Rob seconded. The motion passed on a 5-0 vote (Richardson, O'Connell, Kane, Goodwin, and Lazorchak).

301 River Street (continued)
Owner/Applicant: Junction Associates
Final plan review of a two lot subdivision.

Ryan Emmons, Jason Merrill, and Don Marsh were in attendance. Ryan was still under oath from the last meeting, Jason and Don were sworn in.

Kate stated that she wasn't present at the June 3 meeting, but she reviewed the meeting minutes and the staff report and she was at the sketch plan review, so she feels she's sufficiently informed to hear the application at this meeting. There was no objection.

Meredith passed along a report from DPW that states there is no objection to the driveway spacing, so long as when future development is proposed, the Applicants submit a trip generation analysis. Further, should that should that trip generation result in 50 or more new peak hour trips, DPW requests that a full traffic study and review by the Board be required.

Don requested that the traffic study be based on the use of Lot 2 and that the traffic study be triggered by 75 peak hour trips, not the 50 suggested by DPW.

The updated site plan includes a driveway cross section that complies with the VTrans B71 standard.

After further discussion regarding the access spacing and character of the neighborhood, Kevin made a motion to close the hearing and move into deliberative session after hearing the next application, Rob seconded. The motion passed on a 6-0 vote.

81 North Street
Owner/Applicant: Eyrich Stauffer
Sketch plan review of a two lot subdivision.

The applicant was present.

The parcel is an existing .38 acre with 105 feet of frontage on Ewing Street and 70 feet on North Street. The current parcel contains a single family home served by municipal water and sewer. No new uses are proposed in this application. It has roughly 2,400 square feet of impervious surface when including the driveway.

The application is to subdivide into two lots, one 6,600 square feet with 70 feet of frontage and 9,900 square feet with 45 feet of frontage for the second lot. The second lot has slopes, but the applicant is not sure if it is more than a 30% slope.

The final plan application will need to include an access proposal and setbacks for the entire parcel (both proposed lots). The Board emphasized that it is looking for facts confirming that Lot 2 is developable in compliance with the zoning regulations, including: (i) where underground utilities could be located or, if not, why; (ii) a landscaping plan; and (iii) a narrative of how the proposal fits into the character of the neighborhood. A survey will need to be completed, with relevant survey notations included. .

A neighbor spoke who just wanted to monitor the project.

The applicant has the staff report to guide him toward his next steps.

Other Business: The next regular meeting will be July 8, 2019, with five applications scheduled for that meeting.

Adjournment: Kate made a motion to go into deliberative session, Kevin seconded. The motion passed on a 6-0 vote.

Respectfully submitted,

Tami Furry
Recording Secretary