Montpelier Development Review Board Meeting
October 7, 2019

Approved October 21, 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, Meredith Crandall – staff.

Absent: Clare Rock (alternate), Michael Lazorchak.

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, Kate seconded. The motion passed on a 5-0 vote with no abstentions.

Comments from the Chair: There were only five board members in attendance instead of seven. If an Applicant wishes to present to the full board, they may ask to continue their hearing to a future meeting.

Approval of minutes from September 16, 2019: Ryan made a motion to approve the minutes as presented, Rob seconded. The motion passed on a 4-0 vote. Dan, Kate, Ryan, and Rob were in attendance and able to vote.

242 Elm Street
Owner/Applicant: Matt and Olga Benoit
Review conditional use, minor site plan, and demolition of part of a historic structure, rear wall, to create an additional dwelling unit.

Matt Benoit was present for the application.

The parcel is an existing .47 acre parcel containing four dwelling units within an approximately 4,500 SF historic structure. The parcel also contains a five bay garage and a driveway that extends from the southeast corner of the parcel to the rear of the primary building, opening into a parking area between the garage and residence.

The applicant has already removed the floor of the covered porch and built a deck.

The application is to convert 900 SF of unfinished space in the rear of the main building into a two story fifth dwelling unit. Proposed changes to the main building include: demolition of the rear wall on the first floor and building a new solid wall; a new first floor entrance to the fifth unit where a window is now; addition of an approximately fourteen foot long dormer and enlargement of a window. The builder didn't like the original plan for a cantilevered rear wall, so the plan has changed from the original Application, and Applicant handed out new drawings.

The rear façade of the building has doors that will be replaced with a wall with traditional siding. The sides of the building have metal siding now, he will probably use a vinyl siding for the rear wall.

Eric Gilbertson conducted a site visit, and Eric provided a letter in support of the project, and opining that this was more a repair or rehabilitation project versus demolition.

Kevin made a motion to approve the request for conditional use approval and minor site plan, and—varying from the warning—approval of the rehabilitation of 242 Elm Street. Rob seconded. The motion passed on a 5-0 vote with no recusals.

5 West Street
Owner: Johnathan Herz Applicant: Seán Sheehan
Addition of a second driveway, for the creation of an ADU that doesn't meet the minimum distance requirements.

The applicants, Seán and Jenny Sheehan are now the owners.

The workshop above the garage is going to be converted to an accessory dwelling unit. The parking space in the garage will go with that unit, so a driveway is needed for the Applicants to use.

When the application was reviewed earlier in the evening by the DRC, Applicants decided to move the driveway to a location that now complies with the zoning regulation requirements for Access Spacing. Therefore, the Application no longer requires DRB review, and can be approved administratively.

Kate made a motion to remand the application to the Zoning Administrator for review. Kevin seconded. The motion passed on a 5-0 vote with no recusals.

60 Main Street
Owner: 60 Main Street Associates, LLC Applicant: Tolya Stonorov, Stonorov Workshop
§ 4301 Referral of DRC Recommendation of sign lettering size.

Dan is recusing himself from the vote on this application, but he will continue to chair the review of the application. The Applicant did not have an issue with that.

Bill Kaplan, Tolya Stonorov, and Jacqueline Rieke were in attendance to discuss the appeal.

The sign went through the DRC process and the recommendation was to reduce the 24" high letters to 18". Applicant's disagree with the recommendation. This is referred to in § 4301 as an appeal, but it's actually a de novo review of the Application. The DRC approved a prior sign application for the same location (but different sign) with 24" letters.

The applicant noted that the previous sign on the building for One More Time had 31" wooden letters. The proposed sign has 24" aluminum letters. Cool Jewels has 31" high letters. There are other businesses downtown with the same or larger letters. The previously approved sign had different content and a different font vs the new sign.

The specific sign design that the DRB reviewed had not been seen by the DRC (the font has been changed to a slimmer design). Applicant provided a nighttime mock-up of the sign, as well as a view distance analysis at the beginning of the hearing. Kate noted that she would prefer to see a daytime mock-up of the sign as well.

Applicant was given the choice of: (1) closing the evidence and leaving it before the four people on the board, who will probably take it into deliberative session; or (2) to continue the hearing to a date certain with the chance of additional Board members being in attendance and able to vote.

A ten minute break was taken and no *ex parte* conversations occurred. During that time, Applicant obtained a mock-up of the daytime requested information. After discussion of that additional submission, Applicant opted to close the evidence.

Ryan made a motion to close the evidentiary hearing for the application for 60 Main Street and adjourn into deliberative session after the adjournment of the rest of the meeting. The motion passed on a 4-0 vote, with Dan recusing.

Other Business: The next regular meeting will be Monday, October 21, 2018.

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

Respectfully submitted,

Tami Furry
Recording Secretary