

**Montpelier Development Review Board Meeting
October 21, 2019**

Approved by the Board on November 4, 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, 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, Rob seconded. The motion passed on a 5-0 vote with no abstentions.

Comments from the Chair: The Chair mentioned that the Board is usually 7 members, but was at 5. It will still require a 4 vote to approve. The applicant may choose to continue until additional members are present.

Approval of minutes from October 7, 2019: Dan, Rob, Kevin, and Kate were in attendance at that meeting. Kate made a motion to approve the minutes as printed, Rob seconded. The motion passed on a 4-0 vote, with Michael abstaining.

18 Marvin Street

**Owner: Brett Proctor Applicant: Robert Proctor
Final review of a two lot subdivision.**

Robert Proctor was in attendance and put under oath.

The application is to subdivide a 15,822 SF (.36 acre) parcel containing a single-family home and driveway into two parcels. The main house and driveway will be on the 8,167 SF northwestern parcel (lot 1) and an exterior staircase and fence will be on the 7,665 SF southeastern parcel (lot 2).

During the Sketch Plan hearing, the Board recommended that an engineer should look at the stormwater. Applicant's had Don Marsh review it and he recommended that the drainage happen on the Turner property on Liberty Street, which would require an easement to tie into the catch basin on the Turner property. The exact drainage plan doesn't need to be dealt with until it is decided what is going to happen with lot 2.

A potential driveway to the new property would run adjacent to the current driveway, sharing a curb cut. The curb cut is now 22 feet wide. DPW's recommendation was that it be

narrowed to 20 feet wide, and that current drainage features be retained. The applicant has no objection to that.

The new zoning requires underground utilities for subdivision unless prevented by physical conditions. The applicant spoke to the electric company and they stated they hadn't done underground in Montpelier yet. The difference in price is about \$ 100-\$ 500 above ground and between \$ 5,000 to \$ 10,000 underground since a private contractor needs to be hired to dig the trenching (under the street) and install concrete for around the conduit.

When development happens, it will be required that mature vegetation be maintained. Applicant's plan is to put up a privacy fence along the eastern boundary and lilac bushes in the front of the lot. The applicant had no objection to adding a condition that a landscaping plan needs to be provided when Lot 2 is developed.

Martha Smyrski from 15 Marvin Street was sworn in. She has concerns about drainage and the driveway location. She said that lot 2 would require a lot of fill to build upon. She's not sure how the shared driveway would work, given storm water runoff in the neighborhood.

Michele Braun from 21 Marvin Street was sworn in. She feels that moving the driveway to the flatter part of the parcel would benefit her driveway (which would be directly across from the proposed location) and that there are current issues with people parking on the street and blocking the exit from her driveway. The Board confirmed that development of the new lot would require a new driveway be approved at that stage, but the current subdivision approval only requires that Applicant show a potential driveway that complies with the regulations.

Kevin made a motion to close the record and move into deliberative session. Kate seconded. The motion passed on a 5-0 vote with no abstentions.

Other Business: The next regular meeting will be Monday, November 4, 2019. Kate mentioned that the Board is looking for two members.

Adjournment: The Board moved into deliberative session.

Respectfully submitted,

Tami Furry
Recording Secretary