

**Montpelier Development Review Board Meeting
May 21, 2018**

Subject to review and approval

This public meeting was recorded, and the video will be available for viewing at:
<http://www.montpelier-vt.org/416/City-Meeting-Videos>

Present: Daniel Richardson, Kevin O'Connell, Kate McCarthy, Will Schebaum (alternate), Ryan Kane (alternate), Meredith Crandall, staff, Mike Miller, staff, ~~Richard Rubin, Don Marsh, Dan Richardson, Meredith Crandall, Kevin O'Connell, Kate McCarthy, Will Schebaum, Ryan Kane, Mike Miller, staff~~

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

Roll call: identification of 5 voting members participating in the decisions: All five members in attendance will be voting. Will abstains from the one item in which he is the applicant.

Approval of the agenda: Kate made a motion to approve the agenda as printed, Kevin seconded. The motion passed on a 5-0 vote.

Comments from the Chair: Dan warmly welcomed the new Zoning Administrator, Meredith Crandall.

Review of minutes of May 7, 2018: There wasn't a quorum in attendance to approve the minutes, the item was tabled.

**170 Spring Hollow Lane
Owner/Applicant: Amanda Kitchen
Final plan review for a two lot subdivision.**

Richard Rubin and Don Marsh were sworn in for this application. This was previously reviewed as a sketch plan. Since then, changes have been made to the application. The building envelope has been changed to avoid the 30% slopes, the frontage has been widened, and the driveway has been narrowed. Some drainage will need to be relocated.

The septic system is intended to be installed but testing hasn't been done yet. Dan requested that a state waste water permit be obtained before the actual subdivision happens, but that requirement doesn't preclude putting in a driveway. Within issuance of the permit, Don will provide a letter within 180 days that the land will perc.

Ryan made a motion to approve the application as presented, with the condition that prior to signing the final plat, the application shall submit a letter or other document demonstrating that the ability to comply with the state waste water and potable water supply rules and a further condition that the agreed upon suggestions by DPW for the swale along the new driveway and the cleaning out of the existing drainage on lot 1 be completed. Kevin seconded the motion. The motion passed on a vote of 5-0.

213 Main Street

Owner/Applicant: Robert & Angela Gowans
Sketch plan review for a two lot subdivision.

Robert Gowans was present. The current lot is approximately 17,400 square feet or about ½ acre. He would like to divide it with lot 1, where his house is currently to be 10,042 square feet and lot 2 would be 7,380 square feet. Some redesign of the sidewalk to allow for the lot 2 driveway. There was no one in the audience to be heard on the proposal.

The next time around, Dan requested that a drawing be provided showing the proposed driveway and building envelope to better envision the project.

Murray Hill

Owner: Murray Hill Home Owners Association Applicant: Joan and Ken Senecal
Amend previously approved PUD to remove conditions on "Lot 1" and a boundary line adjustment to move lot line to create a conforming new lot.

This application has been withdrawn and will be refiled after a discussion with the Planning Department.

184 Elm Street

Owner: Gregory Guyette Applicant: Will Schebaum
Site plan, conditional use, and demolition of a contributing structure. Review for removing an attached shed and converting a barn into two dwelling units, converting use from a four dwelling use to a multi-family use.

Will stepped down from the Board to represent his application. Zachary Hunter and Will Schebaum were sworn in. The application is to convert a horse barn into more living space by two more units in addition to the current four unit dwelling. This will require the removal of the carriage barn. There was a sketch plan review last fall that Will was not a part.

The parking requirement for that district is one per dwelling. There is an agreement with 182 Elm Street for additional parking. There is also free street side parking.

The shed doesn't have a foundation. It is on the Historic Register as a contributing structure. There are clapboards on the inside of the shed, which leads the applicant to think it was added after the carriage house. Removal of the shed would reduce the cost to repair the foundation of the carriage house.

Hooks could be added and there is storage for bicycles

The landscaping will be concentrated around the new parking area. Two trees will be removed, some cedar trees will be added for screening, juniper bushes and lilacs. A condition would be that any plantings are non-invasive and are maintained.

There's only plans for two sets of lights, to illuminate the stairs and the doors. They will be downcast.

The conditional use criteria were reviewed.

A neighbor was off mic discussing the screening of the parking lot in various points.

Kevin made a motion to grant site plan approval with the conditions of screening between 182 and 184 Elm as detailed by the board. Ryan seconded the motion. The motion passed on a 5-0 vote.

Ryan made a motion to approve the demolition of the contributing historic structure as presented in the application. Kate seconded the motion. The motion passed on a 5-0 vote.

Ryan made a motion to approve the conditional use application as presented with the conditions 1-7 as were discussed prior. Kevin seconded the motion. The motion passed on a 5-0 vote. The conditions will be written up and given to the applicant.

Other Business: The next meeting will be Monday, June 18, 2018, unless something comes up that needs to be addressed at the next regular meeting on June 4.

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

Respectfully submitted,

Tami Furry
Recording Secretary