

**Montpelier Development Review Board Meeting
May 7, 2018**

Subject to review and approval

Present: Daniel Richardson, Jack Lindley, Roger Cranse, James LaMonda, Kate McCarthy, Sarah McShane – 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: There are five members present, so all may participate in the voting process.

Approval of the agenda: Jack made a motion to approve the agenda as presented, James seconded, the motion passed on a 5-0 vote.

Comments from the Chair: Dan noted that the 100 State Street application has been approved by the DRC and the entire project is to be heard tonight by the DRB.

Review of minutes of April 16, 2018: Present at the meeting and eligible to vote are Dan, Jack, Roger, and Kate. Jack made a motion to approve the minutes as printed, Kate seconded. The motion passed on a 4-0 vote.

100 State Street

**Owner: Capitol Plaza Corp. Applicant: Capitol Plaza Corp. c/o Rabideau Architects
Site plan, design review, and conditional use review to construct a hotel and
parking garage.**

Present at the table were Greg Rabideau (architect) and Fred Bashara (owner of Capitol Plaza). Also attending were James Findley-Shirras from Wagner Hodgson (landscape architect) and Ron Lyon from Dubois & King (project civil engineer).

When they were last in front of the Board, the subject of retaining walls came up as the final issue to be resolved. There were four retaining walls that needed to be approved by the DRC, which happened earlier in the evening. Two are on the west end of the site, one is attached to the end of the Hampton Inn building, and the final one is enveloping the work yard – the dumpster area attached to the Capitol Plaza building. They provided cut sheets of the materials to be used for the walls.

Mike Miller joined the meeting and reviewed the DRC approval. There were no conditions.

Nate Stearns, an attorney for the Christ Church, appreciates how the Capitol Plaza has worked with the church and the church has no objection to the project moving forward.

[The Chair, Phil Zalinger arrived 24 minutes in but asked Dan to continue as Chair]

They want to start on the project in November, depending on how the TIF works out.

One off space loading space per 10,000 square feet, this site has one and it should have five. Mr. Rabideau stated that it's not a full service hotel, it doesn't have a restaurant. There's not a lot of space to facilitate five spaces. He would like to request a waiver to that requirement. Laundry will be done at the Capitol Plaza.

Jack made a motion to end the testimony and enter into deliberative session Roger seconded. Mr. Rabideau thanked Sarah McShane for staying on to help work through this project. The motion passed on a 5-0 vote.

Other Business: 4 Spring Street, site plan to add a 9 car parking lot, withdrawn by applicant.

213 Main Street, sketch plan for a 2 lot subdivision, tabled by the applicant to the 05/21/18 meeting. Roger made a motion to table the application to 05/21/18, James seconded. The motion passed on a 5-0 vote.

James will be hearing his last application with the finalization of the Capitol Plaza project.

Jack mentioned that the people of Montpelier should thank the Chair, Phil Zalinger, for his guidance on the revitalization of the city.

The next meeting will be May 21, 2018.

Adjournment: Jack made a motion to adjourn into deliberative session, Roger seconded.

Respectfully submitted,

Tami Furry
Recording Secretary