

Montpelier Design Review Committee
April 19, 2005
Memorial Room, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Eric Gilbertson; Vicki Lane, Soren Pfeffer; Guy Tapper
Staff: Stephanie Smith

Call to Order

The meeting was called to order by Ms. George.

I. Design Review and Site Plan

Property Address: 56 College Street
Applicant: New England Culinary Institute
Zone: AI-PUD-HDR

- Lower eaves of connector
- Landscape alterations
- Reduction in width of drive
- Exterior lighting

Interested Parties: Eric Seidel, New England Culinary Institute; Jay Ancel, Black River Design

Mr. Ancel described the changes proposed to the previously approved development plan for a two-story addition to an existing building. He said that the changes were a response to the federal historic review of the project. He said that the major change is the lowering of the roof line on the facade. The pergola on the front was also changed to a light trellis, which would not be connected to the building. Mr. Ancel described additional changes including the reduction in the width of the circular drive which allowed a walkway on the site to connect directly to the City sidewalk on the College Street. Wall lights were added at the door near the handicapped space and at the back entrance to the maintenance area. Two bollard lights with a bronze finish were also added along the walk. Two wall

Two wall lights with a bronze finish were proposed to illuminate a soon to be proposed sign. Mr. Ancel explained that NECI will be coming through with an application for a wall-mounted, wood sign with 4" raised, carved lettering on a 2'-4" 6'-2" MDO plywood panel. The sign was not included in this review.

Mr. Ancel also told the Committee that they intend on siding the proposed addition with similar siding to the existing buildings with the same reveal as the existing.

The Committee discussed the evaluation criteria and voted 5-0 to recommend approval of the application.

II. Design Review and Site Plan

Property Address: 493-535 Stone Cutters Way
Applicant: John Osgood, River Station Properties II, LLC

Zone: RIV /DCD

- Exterior alterations on east side enclosure of HVAC units
- Parking lot layout
- Landscaping

The Committee discussed the application for changes to the existing parking lot, landscaping and screening for the existing HVAC units. The proposal would add seven parking spaces and reduce the size of a grass strip.

The Committee asked about the site plan review standards for parking in the Riverfront district. Ms. Smith stated that a lot could not be covered by more than 25% by surface parking. At this time she did not have the percentage calculated for the proposed parking lot expansion, but this would be reviewed at the Development Review Board level.

The Committee was concerned about the amount of root space available between the proposed spaces and the fence and river retaining wall. Maple trees are too large and might impact the retaining wall. Staff mentioned that *rosa rugosa* is currently planted in this area, and that trees might not be appropriate.

Mr. Gilbertson commented that there is available public parking that visitors can pay for, and that he felt it was unacceptable to remove the previously approved parking islands. They also commented that they felt that the plans were incomplete. They also wanted to know how the removal of landscaped areas in front of 493 Stone Cutters Way might impact the use of an existing bench. It was not clear to the committee

The application was continued to the May 3, 2005, and a site visit was scheduled for 5:30.

III. Conceptual Design Discussion

Property Address: 1 Bingham Street
Applicant: Sky Yardley and Jane Dwinell
Zone: HDR/DCD

- Construction of a single family dwelling

Interested Party: Jane Dwinell

Ms. Dwinell described the proposed house and the house site. The Committee requested that the application include the following items, but in general the proposed design for the residential structure seemed acceptable in the neighborhood

The applicant should submit a site plan drawing to scale showing orientation of roof lines including location of the second story deck area. An indication of the clearing limits for the proposed construction, and any other natural features- streams, significant trees to be removed.

What is the walkway between the house and the driveway made of?

The formal design review submission we require physical samples of materials (roofing, color samples, siding materials, etc). Please indicate the different elements in at least one of the elevations (clapboards and reveal, what siding material is being used in the peak, corner board dimensions and

material, window and door trim dimensions and material, foundation, door cut sheets and light fixture cut sheets if any proposed, fascia and soffit dimensions and materials, chimney materials and height, deck railings and cap info, where the paint colors are proposed to be located, lighting cut sheets, etc . . .).

This can be done in a combination of elevation and narrative format. The elevations show an awning or something over the doorway, what is it made of, is it cantilevered or bracketed?
Also, please illustrate the height of roof line in comparison to East State Street.

IV. Conceptual Design Discussion

Property Address: 22 State Street
Applicant: Tom Quinlan
Zone: CB-I/DCD

- sign for Positive Pie

Mr. Quinlan described the proposed sign. The Committee provided some suggestions for the future application.

Adjournment

The Committee voted to adjourn the meeting.

Respectfully submitted,

Stephanie A. Smith
Administrative Officer

Transcribed by Kathleen Swigon

These minutes are subject to approval by the Design Review Committee. Changes, if any, will be recorded in the minutes of the meeting at which they are acted upon.