

Montpelier Design Review Committee
May 2, 2006
Memorial Room, City Hall

Subject to Review and Approval

Present: Stephen Everett, Vice Chair; Vicki Lane; Dan Richardson
Staff: Stephanie Smith, Kathy Swigon

Call to Order

The meeting was called to order by Mr. Everett at 5:35 p.m.

I. Design Review

Property Address: 89 State Street
Applicant: Vermont Mutual Insurance Company
Zone: CB-I/DCD

- o Installation of an emergency power generator on the roof of the single story storage/maintenance room.

Interested Parties: Greg Lord

Mr. Lord explained that backup power is needed to protect electronically stored information and to provide for basic services in case of a power outage. He said that the emergency generator would be placed on the roof of the one story maintenance building which is between two multistory attached buildings. He said that the only location where the generator would be visible from the ground level would be from Governor Davis Avenue. He said that the generator would be run routinely for 15 minutes per week. He said that the City Council granted a noise ordinance variance for the generator. Mr. Lord said that the generator will be a diesel unit located within a sound and weather resistant casing that would be a battleship green color.

The committee discussed concerns regarding the noise level from the generator and the possibility of providing acoustic and visual screening. Mr. Lord said that such screening would create additional load on the roof and increase the potential snow load. He said that the proposed cover is sound attenuating. Mr. Everett said that he was thinking of some type of lattice material that would not create unacceptable loading. Ms. Lane asked whether there were other alternative locations. Mr. Lord said that he looked at the suitability of placing the generator on one of the higher roofs, but the maintenance and refueling costs would be excessive. The committee discussed the proposed location and the industrial look of the nearby building facades.

Mr. Lord said that the screening with lattice would be more likely to draw the eye to the rooftop. He said that the proposed generator would be setback 22 feet from the roof edge and would not be highly visible from the ground level. Mr. Everett suggested that the applicant provide a photograph of a cardboard mock-up of the generator taken from ground level. Mr. Richardson said that he was most interested in the visual impact from the area near the entrance to the Pavilion building. Ms. Smith suggested that the photo be taken from the public sidewalk near that entrance.

The Committee considered the evaluation criteria and unanimously recommended approval with the following adjustment:

Adjournment

The Committee unanimously agreed to adjourn the meeting at 6:15 p.m.

Respectfully submitted,

Stephanie Smith
Administrative Officer

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.