

Montpelier Design Review Committee
May 16, 2006
Memorial Room, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Stephen Everett, Vice Chair; Vicki Lane; Eric Gilbertson, Soren Pfeffer; Guy Tapper; Dan Richardson
Staff: Kathy Swigon

Call to Order

The meeting was called to order by Ms. George at 5:30 p.m.

I. Design Review

Property Address: 2 Jay Street
Applicant: New England Culinary Institute
Zone: MDR/DCD

- Replacement of existing doors with single-lite metal doors

Interested Parties: Will Colgan

Mr. Colgan described the proposal to replace existing metal doors with metal doors with single lites. He said that the doors will be the same color as the existing doors which are a "New England red". Ms. George asked whether the exterior molding and trim will remain the same. Mr. Colgan said that they would. Mr. Pfeffer asked about the possibility of using fiberglass doors. Mr. Colgan said that the metal doors are preferred because they will provide a better weather-tight seal. Mr. Everett suggested painting the trim around the glass to match the door color. Mr. Colgan agreed to do that.

The Committee voted unanimously to recommend granting design review approval to the project.

II. Design Review

Property Address: 27 State Street
Applicant: Robert Watson
Zone: CB-I/DCD

- Installation of a 13 square foot wall sign on the State Street side of building
- Request for option to install wall sign on west side of building

Interested Party: Tom Quinlan

Mr. Everett recused himself from the review of this application. Mr. Quinlan said that he wanted to clarify that the proposed length of the sign on the State Street side of the building was 11' 9.5". Mr. Gilbertson said that the additional length would better cover the long sign band. Ms. Lane said that she thought that the sign should be centered. Mr. Quinlan said that the proposed placement would leave room for a sign for another tenant of the building. Mr. Richardson asked about the location of the sign on the west side of the building. Mr. Quinlan said that it would be centered on the corners of the building. Ms. George said that the sign should not be longer than the main block of the building. Mr. Gilbertson said that the sign length should be adjusted to fit the length of the main block of the building.

The Committee voted 6-0 (Mr. Everett recused) to recommend granting design review approval to the application with the following adjustments:

1. The length of the sign on the State Street side of the building will be 11'9.5" and
2. The length of the sign on the west elevation will be less than the length of the main

block of the building and the height of the sign shall be 18".

III. Design Review

Property Address: 45 State Street
Applicant: Glenn Sturgis
Zone: CB-I/DCD

- Installation of a 15.75 square foot wall sign centered above the door

Interested Party: Tom Quinlan

Ms. George recused herself from the review of this application. Mr. Gilbertson said that he would like the sign to be longer so that it extends at least 4" beyond the pilasters at the door. Mr. Quinlan agreed. Ms. Lane said that the sign band should be painted to eliminate the shadow of the prior sign lettering which was quite visible. Mr. Quinlan said that he could ask the owner if he would agree to that. Mr. Pfeffer said that the painting of the sign band should be a requirement of any approval. Ms. Lane said that the Committee should strongly suggest that it be done. Mr. Everett suggested that the Committee recommend that the applicant or building owner paint the sign band to eliminate traces of the previous sign lettering.

The Committee voted 6-0 (Ms. George recused) to recommend that the application be granted design review approval with the following recommendation and adjustment:

Recommendation: The applicant or building owner shall paint the sign band to eliminate traces of the previous sign lettering.

Adjustment: The sign will extend past the pilaster at each end.

III. Design Review

Property Address: 8 Bailey Avenue
Applicant: Kristopher Hammer
Zone: CB-II/DCD

- Remove wall sign and install a 3.75 square foot ground sign

Mr. Hammer described the proposed wooden sign that will hang between wood posts. He said that the logo on the sign will have a black tree and green lettering which is the reverse of the color representation that was submitted. He said that the sign can be located about 10' from the curb to address snow plowing issues. He said that the height will be adequate for sight clearance. Mr. Gilbertson asked whether there are other freestanding signs on Bailey Avenue. Mr. Hammer described several other freestanding signs in the area of the subject property.

Other

Phil Willey said that work at 9 West Street was underway. He said that the neighbors have requested that the berm that was to be installed between the parking spaces and the neighbor's property be eliminated from the plan. Mr. Willey explained that the survey of the property line showed that the neighbor's driveway actually encroaches onto the 9 West Street property. He said that the berm would have to extend into the driveway, making the driveway too narrow. The Committee agreed to look at the site to get a better understanding of the site conditions.

Mr. Willey said that a stone retaining wall on the property is collapsing and creating a serious safety issue. He said that the wall is up to 12' high and the rock is not adequate to hold a wall of that height. He said that the wall has tilted 3" to 4' in at the top. He proposed removing the stone and installing a precast block wall. He said that the block could have a stretch skin to match the concrete wall that it connects to. He said that the other options were a concrete block with a rusticated face or precast concrete blocks. Mr. Gilbertson said that the area in question is adjacent to another concrete wall and did not have any real visual impact on the site. He said that any of the described

materials were acceptable for this location and added that the concrete block could be used without the skin surface. Mr. Everett noted that the wall is in an area where it cannot be readily seen. The Committee agreed that any of the suggested materials were acceptable. Ms. Swigon said that the issue was brought to the Committee for discussion, but an application would have to be completed for the replacement of the stone wall with a different material.

Minutes

Mr. Gilbertson made a motion that the minutes of the May 2, 2006 meeting be approved. Mr. Pfeffer seconded the motion. Ms. Lane identified some typographical errors. The Committee voted unanimously to approve the minutes with the corrections.

Adjournment

The Committee unanimously agreed to adjourn the meeting at 7:15 p.m.

Respectfully submitted,

Kathleen Swigon
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.