

Montpelier Development Review Committee
June 20, 2006
Memorial Room, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Stephen Everett, Vice Chair; Vicki Lane; Soren Pfeffer;
Daniel Richardson.
Staff: Kathy Swigon

Call to Order

The meeting was called to order by Margot George, Chair, at 5:35 p.m.

1. Design & Site Plan Review – RIV/DCD

1 Granite Street

Applicant: National Clothes Pin Co.

- o Construction of handicap ramp to new entrance

Interested Party: Peter Merrill

Peter Merrill said the handrails are being reused from Vermont College. He explained that the Clothes Pin Company is trying to preserve a historic piece of equipment inside the building. The new door is going to go under where the staircase used to be. The railing itself is steel pipe. The ramp is concrete and built to handicapped specifications. The railing is going to be painted black and the concrete is going to remain unpainted. Margo George expressed concern that the concrete should remain unpainted.

Mr. Merrill said that at one point the doors were painted green, and then were later painted red. He would like to go back to green. Ms. George said the DRC would add that option to its recommendation. Steve Everett suggested there be an option for a light over the door. The DRC agreed an additional downcast light could be placed on the building to shine on the handicapped ramp. This would be an optional change.

The DRC reviewed the criteria for the Riverfront District as well as the Design Control District. The committee voted unanimously to recommend approval of the application with options and an adjustment.

2. Design & Site Plan Review – CB-I/DCD

87 Barre Street

Applicant: Claire Fitts

- o Addition of two windows and replacement of door

Margo George told the DRC this applicant is a small wholesale bakery moving into Steve Ribolini's property on Barre Street. The application is for the addition of two windows, the replacement of a door and an oven vent.

Claire Fitts said she is getting two windows installed. One is in the back of the property and the other on the side. It is a double hung window that matches the rest of the windows. The door is on the front on the ramp, and the windows are on the back and side of the property.

The oven vent looks like a dryer vent but slightly larger. It's a convection oven so the air needs to be vented. Ms. Fitts said she was told she didn't need to get a permit for adding a propane tank. This is to be located at the southwest corner of the building on the river side. Margo George said she probably did need a permit. The DRC said the propane tank should be screened with a rectangular wooden lattice large enough to conceal the tank. There should be lattice on three sides of the tank.

Mr. Everett said a railing might be required on the stairs by other regulations and porch and a light might also be needed. Claire said there is an existing light.

The DRC reviewed the criteria. The committee recommended approval of the application unanimously 5-0.

3. Design Review – CB-I/DCD

4 Main Street

Applicant: Green Mountain Transit Agency

- o Removal of existing shelter and pad to be replaced with larger pad and timber framed shelter

Interested Parties: Meredith Birkett, GMTA

Carole Naquin, Chair, Tree Board

Bill Jordan, Tree Board

This application is to remove the existing bus shelter and replace it with a new larger pad and a timber-framed shelter. The Tree Board is along because we are also talking about replacing trees.

Meredith Birkett said GMTA head the Tree Board was going to be putting in some new trees along the existing bus shelter so they got involved. They found extra funding to replace the old bus shelter with something larger and more attractive. Carole Naquin explained they had a meeting with the City of Montpelier last spring. This is actually a part of a grant to do a gateway project. This year the Tree Board received a grant to do a planting. The Norway Maples that are presently planted are not doing well and will be removed. They are invasive trees and it has been recommended they not be planted there. When you get onto the main platform there are four flowering crab trees and a bunch of yews. As you get closer to City Hall there are no trees and some yews. All of the crab trees are going to be taken out. When the new bus shelter goes in the Tree Board will have a fall planting. There will be planted four Freeman Maples. These are the same trees that are planted in front of the Unitarian Church with the bright red foliage. An overhead wire will be relocated so some larger trees can be relocated. Pomerleau in conjunction with the Tree Board has agreed to do this. The Tree Board said

they are trying to create a gateway area in this location. Flanking the bus shelter some red twig dogwoods will be planted. These are a shrub type tree, and in the wintertime there is still a nice red stem.

The new GMTA shelters will be the same as the ones located in Burlington. They have a standing seam copper colored roof, stained cedar siding, copper colored frames with tempered glass and larger pad to put the shelter on. A member inquired about cans for cigarettes. GMTA said they hadn't talked about putting them in but said that some shelters in Burlington have them. They said if they put ash cans in the shelters they have to have a person committed to emptying them. The DRC suggested they think about placing cans for cigarettes because this can be a problem.

The DRC inquired about a place for bus schedules and route maps. Ms. Birkett said there was a stainless steel sign in the picture that could actually be bolted to the shelter.

GMTA said they didn't envision adding any additional lighting because there are street lights in the area.

The DRC reviewed the criteria and recommended approval unanimously 5-0.

4. Design Review – CB-I/DCD

29, 39 & 73 Main Street

Applicant: City of Montpelier

- Pedestrian lighting improvement

Interested Party: Thomas McArdle, Dept. of Public Works

This permit application is only for the lighting on the Rite Aid building. Tom McArdle said this the next phase of the pedestrian walk improvements. He described the sidewalk improvements to the DRC. He said the sidewalk work is currently out to bid.

There are 3 lights in the application. He said there is no room for pole lights so the Public Works Department is proposing building mounted lights.

The DRC requested Tom to look into asking Rite Aid to remove the sign on the side door since it is not accessible.

The DRC reviewed the criteria. The application was voted unanimously 5-0.

5. Design & Site Plan Review – CB-II/DCD

155 State Street

Applicant: Vermont State Employee's Association

- Construction of roof over existing accessibility ramp

Interested Party: Katie Boyd

This is the second time this applicant has appeared before the DRCMs. Boyd said she was in the bidding process with contractors. The specifications call for composite shingles, which they would like to do. They want them to match the carriage house. However, until they receive the bids they don't know if they can afford that. The second alternative would be a metal single seamed roof. They want to match what exists as much as possible. They prefer the faux slate. Ms. Boyd said she had also included in the packet of materials the suggestions the DRC made to her at the last meeting.

Margo George said that at the last meeting the DRC was concerned that the slope of the roof was too steep and that the metal roof would be more suitable and longer lasting instead of rubber. There was also concern about how it was going to wrap around and cover the stairway and the steps at the same time. There was concern about the height of the attachment in relation to the existing design.

Soren Pfeffer remarked that he didn't think pressure treated trusses were necessary. They aren't exposed to the weather and more expensive. He said he thought the standing seam roof would probably let the snow slide off better than a slate roof. Faux slate has been found to be less durable. Katie Boyd said the architect had suggested the faux slate to match into the historic design, but they would be okay with a metal roof. Margo said they could leave it as an option for single seamed metal of a dark color.

The DRC reviewed the criteria. The application was approved 5-0 unanimously.

The DRC Committee adjourned at 7:30 p.m.

Respectfully submitted,

Kathleen Swigon
Administrative Officer

Prepared by:

Joan Clack
City Clerk-Treasurer's Office