Montpelier Design Review Committee  
May 22, 2007  
Memorial Room, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Stephen Everett, Vice Chair; Vicki Lane, Daniel Richardson  
Staff: Lesley Ratley-Beach.

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

I. Design Review – Sign – CB-I/DCD  
60 Main Street  
Applicant: Raymond E. Denault  
Replace Existing Sign

This application is for a permit to replace an existing Brooks Pharmacy sign with a Rite Aid Pharmacy sign.  
There is no logo proposed, just the lettering for the signs.

Members said the application doesn’t talk about the sign band color.  Ms. George inquired if Rite Aid assumed  
the Design Review Committee was going to approve the application without anyone being present.  The  
committee could vote on it and give their recommendations to Rite Aid.  Ms. Lane suggested the DRC table the  
application until the applicant is present before the committee.

Ms. George inquired if the applicant knew they should be present at the DRC meeting.  Ms. Ratley-Beach said  
Twin State Signs called and said they wouldn’t be able to attend.  Ms. George expressed the view the Committee  
should table the application with an acknowledgment that the committee discussed the application, had a site visit  
and had questions.

The DRC needs to know what the sign background color is going to be, and if it is green then it needs to be  
repainted.  There will be white lettering on the sign.  Ms. George said it will be important to know what the  
lettering is, whether it is plastic or wood and whether it is shiny or dull.  Are the apothecary items staying or  
going? Then, the committee needs to know the measurements.  The DRC proposes the sign banner be brought up  
from the bottom and reduced in height by removing the two bottom clapboards.  Mr. Everett said they should be  
removing it a minimum of 12 inches off the bottom to make it compatible with other sign bands on all of the  
adjacent buildings.  They should reapply the molding at that shorter distance.  Ms. Lane said they could achieve  
that when they refurbish the exterior lighting, which they have not provided any cut sheets for.  Cityscape  
guidelines recommends 2’ 6” sign bands.  Both Capitol Video and Capitol Stationers are both 3 feet, and these  
measures 4’ 2”.  Ms. Lane said they said they used the 12 inches above Capitol Stationers and Capitol Video for  
the lighting.

Ms. George said the committee should also think about what size the lettering is.  The pharmacy sign is roughly  
two-thirds the size of the other signs.  Ms. Lane pointed out the fact they have bought out the Brooks-Eckerd, if  
they have also purchased the right to use the apothecaries, then they need to paint them white.  Ms. George said  
they should assume they aren’t in the application.

Mr. Everett said the most important part of the application is reducing the size of the sign band because it brings it  
into conformance with every other sign band along the street, along with the Cityscape standards which calls for a  
uniform reduced sign.  Ms. George said the problem is they folks are putting themselves into a rented building  
and have no idea what is underneath the box, so they are proposing to put their new sign on that box.  The  
committee is requiring them to chop it back.

Ms. Ratley-Beach said she would ask someone from Rite-Aid come to speak about the application.
II. Design Review – HDR/DCD
9-11 West Street
Applicant: Marcel L. Rocheleau
Restoration of existing porches, move access ramp to front of building, and replace existing rear door.

The applicant proposes to rehab and restore the two level porches, including installing a new foundation, i.e. sauna tubes, rebuilding and strengthening the porch understructure, and installing a new deck on the first floor. The second story is going to have some windows replaced. 11 West is the building at the corner used as the school. Glider windows, which are duplicating what is presently there, are proposed for the upstairs porch.

The application calls for shortening the handicapped ramp so it will come to the front porch. They plan to replace some granite steps.

The committee reviewed the criteria. The grouping of the slider windows is an improvement and is more compatible with the remainder of the building. The ramp size reduction is less intrusive. They could extend the existing landscape plan to screen the ramp from West Street.

The application was unanimously approved.

Minutes:
There were no minutes to approve at this meeting.

Other Business:
Ms. George said the Design Review Committee will be revisiting the building on Hubbard Street. It has been suggested we put that item at the end of the agenda for the next meeting, and members should make a site visit. It wouldn’t hurt if every member by themselves went by the property ahead of time. This was an agenda item at the Development Review Board on May 21st. The applicant has new information they want to provide the Design Review Committee so the DRB tabled the application. Ms. Ratley-Beach said the applicant isn’t feeling heard by the DRC so the committee could ask some kind questions to help her feel better about the process.

Ms. Ratley-Beach said just before Jo-Anne Lowell purchased the house on Hubbard Street people who previously owned it power washed the building, didn’t let it dry, and painted over it so everything bubbled and caused problems. Leslie said she had the home inspector report on moisture, which she will send out to members.

Adjournment:
The Design Review Committee adjourned.

Respectfully submitted,

Leslie Ratley-Beach
Zoning Administrator

Transcribed and prepared by:

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