

Montpelier Design Review Committee
April 28, 2009
Council Chambers, City Hall

Subject to Review and Approval

Present: Stephen Everett, Chair; James Duggan, Vice Chair; Nancy Mears, Guy Tapper, and Jay White.
Staff: Clancy DeSmet, Planning and Zoning Administrator

Call to Order:

The April 28, 2009 meeting of the Montpelier Design Review Committee was called to order by Stephen Everett, Chair, at 5:30 P.M.

Comments by the Chair:

Chair Stephen Everett explained the advisory role of the Design Review Committee to the Development Review Board. The DRC reviews the applications for projects based on criteria which is set for the work being done to the exterior of buildings in the Design Review District.

I. 13 Bailey Avenue – CIV/DCD

Applicant: Leigh Seddon

Owner: Leigh Seddon

Installation of Integrated Solar Panels.

Mr. Seddon said he hopes to install new solar panels on his south roof, which has panels that are 30 years old. They still work, but he is ready to use the latest technology. He is in the Design Control District. In his application package he included a drawing of what the existing roof looks like with the four solar panels and an example of what the new roof will look like with the integrated panels. They are going to fill up the south roof with integrated panels which will provide both solar electricity for the house and heat and hot water. It will lower his electric bill by about 90 percent and reduce his heating oil considerably. None of the building dimensions are being changed. He roof dimensions are not being changed. There won't be any asphalt shingles any more, but all panels and flashing.

Mr. Everett inquired if this mounts on top of the shingles.

Mr. Seddon said he is going to actually remove the shingles. He put down a weatherproof new deck and a weatherproof membrane, and then the system goes over it. They actually bring air up underneath the panels, which the panels heat and the panels like to be cooler so the hot air will cool them and then come into the house for heating through their air collection system. They are going to remove the entire roof, put a new deck down, and build on top of that. This will be one of the first installations with renewables. It is a new system that has been developed in Japan and Europe and just coming to the United States. This will be a proto type project.

Mr. Everett inquired if the color was black as it appears in the example.

Mr. Seddon said it is, but there is a slight bluish tint.

Ms. Mears asked if they make them specifically for the size of the roof so they will all be even.

Mr. Seddon said 30 of these panels come to within a quarter inch of his roof deck. They aren't specifically made but a standard size and will go out to the full width of the deck.

Mr. Everett asked what the thickness of the profile of the panels was.

Mr. Seddon said the panels themselves are about 2 inches high and an inch and a half off the deck, so it will be about a 3 ½ inch profile. He is going to continue that all the way down the roof so it will appear as a flush roof surface with a standard roof flashing. The same is on his north roof he had redone last year.

Mr. Everett asked if it was a standing seam roof or flat seam.

Mr. Seddon replied it is flat. His north roof is a flat panel.

Mr. Everett asked what proportion of warm air he gets from the system in the winter.

Mr. Seddon replied quite a bit. This system puts out 5 kilowatts of electric power under full sunlight, which is almost enough to run his house. It puts out about 15 kilowatts of thermal energy. That should reduce his heating bill by a third. In the summer time he has to exhaust the hot air so he has gable end vents.

Mr. Duggan said he thinks this is a great project and he supports it. It's not on a primary facing façade and it faces south which is ideal for the design. His only concern is how this is going to appear on the front and is curious if there might be a way on the front façade have it step back enough so when you are standing on the street you don't see them.

Mr. Seddon said he would have to eliminate one panel. The profile is about 3 ½ inches, and the profile of the existing roof, which is an old Victorian, has a big rake section and eave. He would like to step it back so you will see the existing rake and stepped profile coming up. It would be visible. He wants to keep the Victorian aspect of the house.

Mr. Duggan said this project is beneficial to the DRC because this is new ground. The way he works out some of the details on the project could be beneficial to the DRC when they review like projects in the future.

Mr. Seddon said the solar panels have a 25 year warranty on them.

The DRC reviewed the criteria and found the application was acceptable on a 5 to 0 vote. It is a solar panel design integrated into an existing roof system.

II. 155 Main Street – HDR/DCD

Applicant: Montpelier Housing Authority (Pioneer Apartments)

Owner: Montpelier Housing Authority

Replace four exit doors.

Interested Party: Joann Troiano

Ms. Troiano said Pioneer Apartments at 155 Main Street at the roundabout has five sets of exit doors. Last year they replaced one set and made it an automatic door. Now they are proposing to replace the other four sets of doors. The old doors are 36 years old and don't close well. They aren't weather tight and they have problems with them not being secure. They came into a little stimulus money and decided to replace them all at once. They are going to look like the ones that were approved last year.

Mr. White inquired if they were an automatic door.

Ms. Troiano said the one that looks like the front door is an automatic door and the other doors are mainly fire exits. Someone in a wheelchair can get in the door without having to open it. They now have two exits that are automatic doors. One goes to the community kitchen and the other is a fire exit at the other end of the building, and one goes out to the patio. They are well equipped with fire exits. There are 60 apartments in the building.

Mr. Everett said it is a big building.

Ms. Troiano said when they proposed building it there was an alternate site near Guare's Funeral Home, which was a five or six story building and the city was upset they might build something that was higher than the steeples. Now they have an acre of land a three-story building.

Mr. Duggan asked if the doors were exactly the same.

Ms. Troiano said correct, they tried to keep the same design.

Mr. DeSmet said the building is in an historic district but it is non-contributing.

Mr. Everett inquired if there was lighting at each of the doors, and Ms. Troiano replied yes.

The Design Review Committee reviewed the criteria and found it acceptable on a 5 to 0 vote.

III. 185 Main Street – HDR/DCD

Applicant: James & Janet Burke

Owner: James & Janet Burke

Multiple Exterior Renovations.

Mr. Burke said they are trying to replace all of their single glazed windows with artificial ones and add on a sunroom, air lock mudroom in the back so they aren't opening the kitchen door right out to the outside world. The current windows are 2 over 2's behind triple tracks. They would like to use the Andersen 400 series with applied inside grids rather than trying to do a true divided light or an applied divided light on the outside. The primary reason behind that is that any of the true divided lights do not meet the criteria for the energy tax credit. There is one model of Paella that does.

Mr. Everett said he believes there is a simulated divided light.

Mr. Burke said theirs is an externally applied glued on simulated divided light over insulated glass, but you need triple pane with that. The Andersen 400 are double glazed.

Mr. Everett asked if Paella made a window with a simulated divided light that is energy qualified.

Mr. Burke said the only one they had has the grids between the outer two panes. It's not even applied on the outside but just spacers in between. Then, they apply a third glazing on the inside that's movable.

Mr. Everett said the energy complaint one for the tax credit they aren't able to put the simulated divided light.

Mr. Burke said they could put the applied grid on the inside, which is the little snap in ones, but you can't put either the glue on. .30 is the u-value that is needed. It takes it to .31.

Mr. White said as an architect he has done a lot of simulated divided lights. He has never come across the issue of them not meeting the energy criteria because basically he is getting the argon glass and the insulated panel. The true divided light for insulated glass is cost prohibitive and is not effective. He has never been too comfortable with the grid inside between the panes of glass because you lose the entire shadow character of it. He asked if he planned to take the triple tracks off with the new system.

Mr. Burke replied yes. He said talking with Paella, Marvin and Andersen folks at Home Depot going over the numbers they said are the specifications that come through with the window that it has to have the sticker that says .3 value and .3 total solar gain value. If it doesn't have that on the sticker, which you have to submit, you can't get the tax credit. The only ones that would meet that criteria are the Andersen 400s they have asked to use.

Mr. Everett asked if he didn't think Marvin makes a window that would give the energy efficiency they need for the tax credit.

Mr. Burke replied not with any kind of divided simulated light.

Mr. Burke said the other big part of the project besides the windows is adding on the sunroom in the back. There is just a big corner in front of the garage door which they want to fill in flush with both the south wall of the garage and the east wall of the house. In order to put the mudroom entering off on to the porch they need the head room.

Mr. White asked why he wouldn't make the whole thing taller like a normal glassed in porch would be. He likes the concept of doing the glassed in porch there. It would be better if the roof over the porch area was basically flat. It could have a slight pitch to it but nowhere the steepness he is proposing. He should find it less expensive to build and it would look a lot better.

Mr. Burke said his thought was a 3 x 12 was about as low as he wanted it to go.

Mr. White said if he doesn't use shingles and use some metal roofing that he could much lower than 3 x 12. It would be significantly less expensive to build and would look significantly better. Some of his drawings aren't marked to scale. He would encourage Mr. Burke to look at a more comprehensive design that looks at both sides together and get the windows on the porch that go the full side and perhaps a wraparound. If there were four windows that went from one wall to the corner, it would be less expensive to build than the same four windows with a tiny wall on both sides. There would be more light and less expense.

Mr. Burke said he would argue that reducing the pitch of the roof is not going to visually gain them a whole lot. One thing by having that roof up there gives them is light coming in. They have almost no west light in the house. They get a little in the afternoon but nothing on the south face. The fixed glass in that left hand gable was getting light into the mudroom. Potentially, if they play with the walls in the mudroom/kitchen area there will be light into the kitchen in the afternoon.

Mr. Everett asked if he had any old photos that show any earlier structure there.

Mr. Burke replied no. That parapet has been there since the garage was built.

Mr. Jay said there is no architectural significance to having the parapet on the edge of the garage. They could look at a concept of a visually flat roof over the porch or go steeper so the roof over the porch is as steep as the main part of the house. There are other ways to do that keep the lines of the porch roof consistent with the lines of the house.

Mr. Burke said the roof that is on the southeast corner was a porch at one point. In the top left hand corner that roof is actually a 312 pitch, or very close to it. He is extending that up a little bit.

Mr. Tapper asked if he planned to build this himself or get a contractor.

Mr. Burke said he has Gendron doing the concrete work, but the rest he will be doing himself.

Mr. Everett asked if the Andersen window was a clad window or wooden.

Mr. Burke replied it was metal clad.

Ms. Mears questioned the vinyl and what it was for.

Mr. Burke said the vinyl is for the hopper windows in the basement to replace the existing ones.

Mr. Duggan asked how many of those there were.

Mr. Burke replied there were five. There are two on each side and one in the back.

Mr. Burke said the other change they would like to do is on the east elevation there are two windows where it says replace 11 x 12 x 13. They would like to use three smaller ones side by side in the kitchen so they can move the cabinets over to that side eventually.

Mr. Everett said he didn't have a problem at all with putting casement windows on the porch, but he doesn't make them look like double hungs. He has a much bigger problem with shortening the windows here and doing the

porch because it really does change the historic character of the house. The intent there is to open up and get a full wall of light in the kitchen.

Mr. Duggan asked if he had looked into repairing the existing windows and putting better storm windows on.

Mr. Burke replied yes. A number are rotted out at the bottoms. He has repaired a couple over the years and decided it isn't worth it. Some aren't even square. One of the reasons they are having foundation work is that one corner is about 8 inches higher than the rest of the house and they want to drop that down. The foundation there now is nice and solid. They are going to have to cut that down.

Mr. Everett asked if it was concrete or fieldstone.

Mr. Burke said it is stone with concrete poured up on the inside with brick on the top.

Mr. White asked if they were going to put in a whole new concrete foundation.

Mr. Burke said they are just going to cut the top off and drop it down. The back section of the house is just supported on a couple of pilings and that heaves terribly. The other thing they discovered they need to do is the front foundation, which they thought was fine, when the water main broke out front this summer it washed a lot of it away and it heaved so it has been damaged enough they need to do some major repairs rather than just put drain paddles in, which they hoped to do.

Ms. Mears asked if the bottom windows have screens.

Mr. Burke replied yes. They can come off in the winter but they are snap in full screens.

Mr. Everett asked how he deals with the energy tax credit issue with the inability to get simulated divided lights.

Mr. Duggan said he has an issue with that. With all due respect he thinks he should shop around a little more. He is more a proponent of restoring the windows. He understands there is a lot of labor involved with that and some costs associated with it, but in the end they will find that with some studies that have been that they will receive equal energy savings by stopping the air infiltration and air sealing. He is on the side of repairing rather than replacing. If they are going to replace he would truly prefer to see a true divided light. He knows they are out there and available. They might find a local business that might carry a product that would probably achieve everyone's goals. He doesn't have a lot of support for removing the two windows and creating the three smaller ones at the kitchen. He likes the design suggestion that Jay White offered for that. Also, he might be able to find something other than vinyl for the hoppers. He understands that is sort of a splash zone, but he will probably end up replacing those quicker than he will replace anything else.

Mr. Burke said he isn't totally committed to the vinyl windows. He would tend to disagree with Mr. Duggan on the rest of it. The windows in the house now aren't the original windows. Based on the renovation they did last summer in one room, there is a totally different rough opening around the windows.

Mr. Everett said that has happened in a number of the older buildings in town. Over 100 years they have been replaced with four or five different styles. The profiles don't match. The size of the styles don't match.

Mr. Duggan said another important issue is the glass space. He would like to see more information about the 400 series Andersen windows, particularly the size of the sash compared to what he has here because that affects the aesthetic in the proportions on the outside as well.

Mr. Burke said he would like to point out that the house next to him has vinyl siding and the same kinds of windows they have now. On the other side of them is an apartment building that is all casements and built within the last 20 years. Across the street there are houses of the same vintage that have casements or just single solid lights, so it's not like they are diverging significantly from what is in the neighborhood.

Mr. Duggan said it is the DRC's duty to retain the historic fabric of the neighborhood and he is proposing to replace all of the windows. Has he had an energy audit done by Efficiency Vermont or looked into where he is actually losing heat?

Mr. Burke said he does know that he is losing heat through these windows. He covers them with plastic every year. He has brick for insulation in his walls.

Mr. Duggan said there is a real good study done that is available on the National Parks Service web site Center for Preservation Training done by Andy Shapiro and Brad James that looks at older wooden windows in northern climate. He would probably find in the end he would get just as good energy performance by removing the triple tracks, tightening up the windows and putting in a wooden storm window that created another layer of glazing.

Mr. White said as they bid projects they often invited contractors to either provide repair of windows or sometimes replace it with something comparable, and often they are finding on a bid cases the contractors choose to repair the windows rather than replace them because they find it is cheaper. He would like to see better drawings for the porch, including the correct proportions of the windows to do exactly what he wants to do with the porch and not make casement windows look like double hung windows. He also thinks that would be less expensive.

Mr. Burke said the only place they have a problem with proportions is the windows on the south face. The windows on the east face there is not a whole lot of space beside that door. By the time you put framing around there you can't do much more.

Mr. White said he thinks they should go from corner to corner and do the same thing all the way around so it really reads like a glassed in porch as opposed to a solid porch with windows. He thinks it would be less expensive to build and they would like it better.

Mr. Burke asked if there would be a post in the corner.

Mr. White said there would be a post in the corner. It helps support the roof and makes it a lot easier to build. He thinks the windows should go post to post and wrap around the corner.

Mr. Duggan said he could frame it out structurally with the post and use that entire opening for the window.

Mr. White said there could be one window pre-molded at the factory to fit in there with the operable pieces he needed.

Ms. Mears inquired if the porch was going to be heated.

Mr. Burke said not year round.

Mr. Everett asked if he gets sun on the back during the day in the winter.

Mr. Burke replied yes.

Mr. White said he has two comments on the doors. He thinks he would prefer if the door swung the other way and was hinged on the opposite side.

Mr. Burke said part of the reason they are designing it that way is they have a son with cerebral palsy and he can open the door more easily that way.

Mr. White said on the new door he is putting in the garage....

Mr. Burke said he is just going to build a wood tongue in groove shed door.

Mr. White said that is a good solution for that kind of aspect. Put the z's on the inside.

Mr. Burke said there is a window in the basement on the east elevation and it gets water and snow filled up. The grade is so high there is that it would be better to seal it right up.

Mr. Everett asked if all of the hoppers were replacing existing hopper windows.

Mr. Burke said the two hoppers in the existing foundation are replacement. There is an addition on the back.

Mr. Everett said the DRC has to follow criteria which makes it difficult with the new energy tax credit because if there are products that are not available that are in conflict with the criteria it is hard to approve projects. The house is in the Historic District and Design Review District so there is an extra set of principles that apply to older buildings trying to maintain historic integrity of the building itself. That becomes difficult when new materials are not really compatible or fit the criteria particularly. For instance with the windows, usually when there is a 2 over 2 window the replacements in the past have required simulated divided light to maintain the integrity and the shadowing. If there are screens on the outside and the screens are removed in the winter, as you drive by you are looking at the profile of the window and no longer see the center divider. He reminded Mr. Burke that the DRC are advisory to the Development Review Board. They could go through the application as proposed and vote on that. With or without approval he could still go to the Development Review Board. That is one option.

The other option would be if he would be willing to table it and do a little more research on the windows. On the east and west elevation, particularly the front of the house, that is the appearance you see when you are going up and down Main Street which is frequently traveled and a lot of people see the house.

Mr. Everett asked Mr. Burke if he would be willing to do a little more research and see if he could find an acceptable window.

Mr. Burke said he could find an acceptable simulated divided light, but he can't find one that meets the energy tax credit, criteria and is in the budget. The difference between the Paellas and Andersens is about \$3,000.

Mr. Duggan said there are other companies out there. There are some local suppliers that do truckload sales and you can order custom sizes and still get 20 percent off sometimes.

Mr. White said there is Green Mountain Window in Rutland. It is a Vermont based company and they can make an energy efficient window at less cost than Marvin's.

Mr. Duggan said there has to be a product to satisfy all of that criteria.

Mr. Burke said he doesn't have a problem with changing it to the true divided light.

Mr. White said what he thinks would make the most sense is to table it tonight and it would be good for him to hire him or another architect to coordinate better than what he has done. He thinks the amount of money he would spend for architectural services would be more than offset with reduced construction costs. The roof design is fairly complicated. He believes it could be a better design and get all of the function he wants out of the space. He thinks it is a good idea to put the sun porch on the back corner. It can actually help improve the appearance of the house as it is now, and it can be done better than what he is proposing and more in keeping with the historic character of the house. He is bothered with the fixed glass. It is a very modern 1960's look. It doesn't look like it is gaining him much light and probably adding cost for not very much value. If he had either a steeper roof that matched the main house, or a very shallow roof that had the cornice level around two sides with a slight hip to it for drainage it would be a nicer project. He is objecting to the gable coming out in an awkward zig zag plan with the fixed glass windows up high.

Mr. Duggan said he isn't so concerned with what he is doing with the addition in the back. His issue is still with the windows and he would appreciate more information. As it stands now he would prefer to see the application tabled until the DRC can get that information.

Mr. White said he would recommend Mr. Burke identifying exactly what he wants and then bidding it to four or five people that can do it. What they have found in the last year with this economy is by bidding projects they are coming in at 20 to 30 percent less than last year. They are talking to clients who have talked to contractors about what the costs are, and they are getting a wide range. He could still the benefits of either restoring the windows or replacing the windows. He should take advantage of costs in this economy to get what he wants at the least possible price. He thinks he can end up with a better project that looks better and costs less than what he sees here.

Mr. Burke asked if there was general agreement that the three windows in the kitchen are wrong.

Mr. Everett said he would go back and measure from the floor to the sill and see if there is a way to keep that, or what is the absolute minimum change that could be made to maintain counter height. If he would like to table it and explore other options and other possibilities for windows that have a simulated divider that could be applied on the face of it so he could still receive his tax credits that would be good.

Mr. White said the Committee needs to find a solution which will allow Mr. Burke to take advantage of the tax credits. That is significant.

Mr. Burke said they did a fair amount of research before they settled on the Andersen windows and looking at ratings with Consumer Reports.

Mr. Everett said on the standard sized windows, what is the cost of the Andersens?

Mr. Burke said they were \$317 each. His total window schedule here is about \$5,200 from Andersen and \$8,300 with Marvin. That is just the cost of the windows without installation. He is doing the work himself.

Mr. White said he would encourage him to also look at some other not national brand names, especially if they are going to go with a vinyl product.

Mr. Everett reminded Mr. Burke the DRC could either vote on the application as proposed currently or table it for two weeks.

Mr. Burke said the concerns he hears are about the exterior look of the windows and the simulated divided lights.

Mr. Everett said it would be helpful to see some other alternatives.

Mr. Burke agreed to table his application. The application was tabled on a vote of 5 to 0.

IV. 41 Elm Street – CB-I/DCD

Applicant: Michelle Lesnak – Counseling Services

Owner: Timothy Ayer

Sign.

Interested Party: Julia Gresser

Ms. Gresser said when Michelle Lesnak and she rented the office space it had been the Women's Fund. There was a nice metal bracket coming out. It's next door to That's Life Soup. There are three of them as a counseling group. They called the Women's Fund and asked them if they still had the hardware and they would be happy to give it to them. They talked to Jim Brown who did the art work. The sign just says Counseling Services. After some discussion they came up with a simple logo on the front. The spiral has an ancient meaning about growth which is relevant to counseling services. It is a wine color with green accent on a white background. It fits with the brownish red shutters and there is green lettering on the door.

Mr. Duggan asked if it was a dimensional sign or just flat. Is the shape cut out?

Ms. Gresser said it is a PVC sign. It is a two-sided sign.

Mr. White said he liked the proportion of it. It's an interesting shape which you don't normally see. He thinks the scale is appropriate to that building.

Mr. Everett asked if there was any illumination on the sign.

Ms. Gresser said no. There is a street light. They are using the existing hanger.

The DRC reviewed the sign criteria and found the application favorable on a vote of 5 to 0.

V. 36 Main Street – CB-I/DCD

Applicant: Amber Megrath – Petals and Things

Owner: Aubuchon Realty Co., Inc.

Sign.

Ms. Megrath said the letters on the sign are made out of foam and then covered in vinyl. It goes across the entire storefront which is made for signs.

Mr. Everett said he recommends approval. It is one of the best signs he has seen in Montpelier.

Mr. White said he thinks the proportions are very good. It is good they fill the entire space with the sign as opposed to putting it on a sign. That works best on this kind of a building. It is big enough to see, and it is very attractive. He thinks it will attract customers.

Mr. Everett said the length of the sign is 17 feet.

Mr. DeSmet said 50 square feet is the maximum and they are 47.6 feet.

Mr. White said if it was too big he would recommend a variance because it needs to fill the whole space.

Mr. Everett inquired if she planned on putting any lights over the sign.

Ms. Megrath said as finances permit she will be back. In that block there are lights that come so she is hoping there is some wiring there.

Mr. Duggan said if they put lighting on the application as an option they won't have to pay another fee.

Mr. White said if they didn't do it within two years they could still come back. They could amend the application to include three gooseneck sign lights.

Mr. Everett said when Cool Jewels put their sign in they had a large letter that took up most of the sign. It was disproportionately large compared with other signs in the area. The feeling after that was they were trying to keep signs with lettering at about 12 to 14 inches maximum for capitals and proportionately smaller for the smaller letters. From the street a 12 inch sign is very readable. Had they thought about making it any smaller than an 18 inch capital letter?

Ms. Megrath said this was the original sign, which was Emslie's. Temporarily it was Buffy's for a few years. They used about 19 inches. They didn't know the sign criteria and came up with a sign proportionately. It doesn't look gaudy. It will be very visible as far as attracting business.

Mr. White said proportionately it looks good in the total space available. He thinks that is much more important than trying to make the letters smaller.

Ms. Mears said it is a beautiful sign. The colors together look great.

Mr. Everett inquired if there was a border on the outside of the sign.

Mr. Duggan said from a design standpoint a border would make it a little more attractive. Just looking next door at the Aubuchon sign with the wooden trim, does their sign band have wooden trim?

Ms. Megrath said what they had done on their old sign they used square stock.

Mr. White said the face of the sign will be further back than the face of the brick.

Ms. Megrath replied yes.

Mr. White said if they were to have it made a half inch smaller in both directions than what the building is they won't have to worry about the granite or the brick and then trim it out with wood molding painted blue to give the frame. It would make it look more finished and add more depth. It would also be a little easier to install.

Mr. Everett said as an adjustment to the scope there will be an additional wood molding applied around the sign perimeter. The color is to match the letter coloring. Optional changes that may be pursued are three gooseneck light fixtures, black in color.

The DRC reviewed the sign criteria and found the application favorable on a vote of 5 to 0.

VI. 72 Main Street – CB-I/DCD

Applicant: Fuad Ndibalema - Samosaman

Owner: Joseph Kilmurry

Sign.

Mr. Ndibalema said they can't wait to come up here to do business. This is the way they have advertised since day one, which is a natural food café.

Mr. DeSmet said the lettering is going to be changed to "Natural Foods Café" rather than Café Africaines.

Mr. Everett asked if the vinyl over a wooden frame.

Mr. Ndibalema replied yes.

Mr. DeSmet said the sign is 46.1 inches so it within the 50 inches.

Mr. Everett said the adjustments to the scope are that the sign material will be vinyl applied over a wood base. It will be pre-finished plywood with vinyl on top. The lettering above Samosaman will be substituted with Natural Foods Café. It's a great sign. Another adjustment to the scope is that he could paint the outside of the building a red color to match one of the colors in the sign, which is also compatible with the painted brick building adjacent to this building.

Mr. Duggan it says above the lights three goosenecks with halogen or reconfigured existing lights.

Mr. Everett said there are two there now and he wants to add one light in the center.

The DRC reviewed the sign criteria and found it acceptable on a vote of 5 to 0.

VI. 1 Granite Street – RIV/DCD

Applicant: Charlene Spoka

Owner: Peter Merrill

Sign.

The applicant didn't show so the application was tabled on a vote of 5 to 0.

Approval of March 24th and April 14, 2009 DRC Minutes:

Mr. Duggan moved approval of the March 24, 2009 Minutes. Present at that meeting were Nancy Mears, James Duggan and Steve Everett. Nancy Mears seconded the motion. The Minutes of the March 24, 2009 DRC Minutes were approved on a vote of 3 to 0.

Mr. Duggan moved approval of the April 14, 2009 Minutes. The Minutes of the April 14, 2009 were approved on a vote of 4 to 0.

Adjournment:

The Design Review Committee was adjourned on a vote of 5 to 0.

Respectfully submitted,

Clancy DeSmet
Planning and Zoning Administrator

Transcribed by: Joan Clack