

Montpelier Design Review Committee
July 14, 2009
Community Room, Montpelier Police Department

Subject to Review and Approval

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

Call to Order:

Stephen Everett, Chair, called the July 14, 2009 meeting of the Montpelier Design Review Committee to order at 5:30 P.M. Mr. Everett explained the advisory role of the Design Review Committee to the Development Review Board. The Committee reviews applications as presented, and then the recommendations from the Committee will go to the Development Review Board for final approval.

I. 126 Main Street – CB-I/DCD/FP

Applicant: Stephen Sykas

Owner: Paul Sykas

Sign

Stephen Sykas said he would like to change the sign from the wording of “Yankee Spirits” to “Yankee Wine and Spirits” due to the fact that there is a Yankee Spirits in Massachusetts and they do not appreciate them having the same name. Legally he has changed his business name already, so he is just proposing a name change in his sign. Aside from adjustment for width and the additional wording the sign would look identical in size and color.

Mr. Everett asked what type material is the lettering now.

Mr. Sykas said it is made out of hard sign foam.

Mr. Everett asked if they were adding the word “outlet” instead of store.

Mr. Sykas said they are technically a liquor outlet.

Mr. Everett said the Committee can give him the option of using either outlet or store.

Mr. White said he has two different colors.

Mr. Sykas said the photo is representative of the color of the building as well as the fact that it has not been repainted in many years. All of the letters will be green raised foam letters.

Ms. Mears asked if he was going to repaint the building.

Mr. Sykas said he will be touching up with the same color.

Mr. Everett asked if the actual sign backing behind the letters that color as well as the band itself.

Mr. Sykas replied yes.

Mr. White said “Yankee Spirits” on the existing sign is on its own board and then there are individual letters where it says Vermont Liquor Outlet. Mr. Sykas replied that was correct.

Mr. Duggan said in Cityscape it says it is preferred to have stand alone letters.

Mr. Everett said he could either apply them directly to the sign band or the fact that the backer board is painted the same color as the sign band it just sort of disappears anyway.

Mr. White said it is a stronger statement without the backer board and if he could do it that way it would look better.

Mr. Sykas agreed.

Mr. White said there is also the issue of a backer board right against another board which can trap moisture and bugs behind there. Individual letters are easier to maintain. Mr. Sykas agreed.

The Design Review Committee reviewed the criteria. The applicant is basically just modifying an existing sign by adding an additional word to the sign.

Mr. Everett asked the Committee if there were any options or other recommendations that should be noted.

Ms. Mears suggested he could be a store or an outlet.

The DRC found the application acceptable and it was approved on a vote of 4 to 0.

II. 5 High School Drive – GB/DCD/FP

Applicant: David McGraw/Student Council

Owner: City of Montpelier

Patio.

David McGraw introduced three members of the Montpelier High School Student Council to the Design Review Committee. Student Council members said they want to build a porch or patio off the side of the cafeteria so they can be outside in the good weather. They said every year the Student Council gives back to the school itself because they have extra money from dances and fundraising efforts. This year they all agreed on a patio.

Ms. Mears asked if their cost estimate was a firm estimate they received from a contractor who was going to do the work. Members of the Student Council replied yes.

Mr. McGraw said there are two contractors. It is Pembroke Landscaping and Gendron Construction.

Mr. White said he noticed on the written description it says it is an exposed aggregate concrete with a pebbly texture which looks good. However, on the drawing it says it is a broom finish which is a totally different finish and not as expensive. He doesn't know which one was actually priced.

Mr. McGraw said the original idea was the broom finish. There were some access ramps at the school which had the exposed aggregate. It is a little more money.

Mr. White said it is a significantly better look for this kind of a project.

Mr. McGraw said once the Student Council figured out they could afford that.

Ms. Mears asked if their budget was to cover the exposed aggregate. Mr. McGraw replied yes.

Mr. White asked how it was being paid for.

Members of the Student Council said they have \$6,000 they made from their State Council this year and they are still fighting for the extra \$1,200.

Mr. White asked if they were raising the funds through donations and not using taxpayer money.

Mr. McGraw replied the money raised came from dances and the concessions at basketball games.

Mr. Everett said the Committee probably doesn't need to designate the finish on it. It can be a broom finish with the aggregate showing through or not.

Mr. White said it is different. The broom finish is not the same finish as the aggregate showing through. The aggregate showing through is created by taking a hose and washing off the concrete and it is totally different from the broom finish, and it looks significantly better. It takes a little more effort in labor, and the material costs are more because you have to get a peat gravel to mix in with the concrete. It is a more expensive product which is why most people don't do it. He wanted to clarify what it was because he didn't want everybody thinking it was exposed aggregate when their budget was just for the broom finish because there is a difference in cost.

Mr. McGraw said there is a sealant that is put on top of that just to seal out the water. The ones he has seen are very attractive.

Mr. White said Gendron Concrete is an excellent company.

Mr. Duggan asked if their budget includes the picnic tables.

Members from the Student Council are going to be made by the shop.

Mr. McGraw said the application says they would welcome any recommendations on finish for the picnic tables.

Mr. Duggan asked if they were going to leave them out all winter.

Student Council Members replied yes.

Mr. Duggan said they will probably want to seal them because they will be exposed to the elements.

Mr. White asked if there was a place to store them inside so they aren't outside all of the time.

Ms. Mears said the tables don't look very portable.

Mr. Duggan said if they could move them they may want to stack them on top of each other and cover them with one tarp.

The Design Review Committee reviewed the criteria and found the application acceptable.

Mr. DeSmet said this project is also subject to site plan so landscaping will be one of the conditions of the site plan.

The application was approved on a vote of 4 to 0.

Approval of June 23, 2009 Minutes:

The minutes of the June 23, 2009 Design Review Committee were approved with minor revisions on a vote of 3 to 0.

Adjournment:

Upon motion by Mr. White and Mr. Duggan the Design Review Committee adjourned.

Respectfully submitted,

Clancy DeSmet
Planning and Zoning Administrator