

City of Montpelier, Vermont

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DEVELOPMENT REVIEW BOARD MEETING

TUESDAY, September 7, 2004, 7:00 p.m.

City Council Chambers, City Hall, 39 Main Street

*The front doors of City Hall may be locked after 4:30 PM,
please enter at the rear of the building.*

AGENDA

7:00 p.m.

1. Call to order by the Chair.

2. Approval of August 16, 2004 and August 30, 2004 meeting minutes

3. Comments from the Chair

7:05 p.m.

4. Consent Agenda

- a. Design Review - RIV/DCD
623 Stone Cutters Way
Applicant: Hunger Mountain Co-op
 - Enclose existing loading dock.
 - DRC recommends approval with optional change.
- b. Design Review - CB-II/DCD
41-45 Court Street
Applicant: James Blouin
 - Enlarge rear deck, install three windows, remove door.
 - Site plan amendment for the deck expansion was administratively approved.
 - DRC recommends approval as submitted. DRC also recommends that the gas tanks may be positioned according to regulations and that bluestone pavers may be installed under the decking.
- c. Design Review - CB-II/DCD
78-80 Barre Street
Applicant: Sally Longhi
 - Remove rear porches and meatroom; replace two doors with double-hung windows and brick.
 - DRC recommends approval as submitted with the option that a lattice wall with a wood frame may be installed to camouflage on the street side.
- d. Design Review - CB-II/DCD
8 Bailey Avenue
Applicant: Vermont Land Trust
 - Replace arched window on carriage barn with two double-hung windows.
 - DRC recommends approval as submitted with the option that the window be salvaged and re-used if possible by another owner.

7:25 p.m.

5. Public Hearing - Variance Request - MDR

23 Pleasantview Street

Applicant: Toni Ceckler & David MacVicar

- Variance request from front yard setback to construct 4.5' x 12' storage addition.
- Required FY setback: 30'.
- **Variance Requested: 4.5'**

7:50 p.m.

6. Public Hearing - Variance Request - MDR

146 Northfield Street

Applicant: Judith McKinley

- Variance request from side yard setback to rebuild barn with a roof height of 22 feet and the construction of an open room addition.
- Required SY setback: 20' + 2'.
- **Variance Requested: 16'**

8:05 p.m.

7. Public Hearing - Conditional Use Request - CB-I/DCD

4 Langdon Street

Applicant: Lisa Mase

- Conditional Use Review to establish a Bar/Night Club in former retail location.

8:25 p.m.

8. Public Hearing - Conditional and Final Approval of an amendment to the Vermont College AI-PUD Master Plan; Conditional Use and Design Review (HDR/AI-PUD/DCD)

56 College Street

Applicant: New England Culinary Institute and The Union Institute and University

- Amendment to the Vermont College AI-PUD Master Plan.
- Addition and building alterations to accommodate new NECI office use.

8:45 p.m.

9. Other Business

- _____
- _____

10. Adjourn

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