

**Montpelier Development Review Board Meeting
March 7, 2016**

Approved 4/4/16 with corrections.

Present: Philip Zalinger, Kevin O'Connell, Daniel Richardson, Jack Lindley (arrived at 7:15 pm), Roger Cranse, James LaMonda, Michael Sherman, Sarah McShane – staff.

Call to order: The meeting was called to order by the Chair, Phil Zalinger.

Approval of the agenda: Dan moved to approve the agenda as presented, James seconded. The motion passed on a 6-0 vote.

Comments from the Chair: There were no comments from the Chair.

Review of minutes of December 21, 2015, January 4 and February 1, 2016:

Dan made a motion to approve the December 21, 2015 minutes as presented. James seconded. The motion passed on a 4-0 vote.

Dan made a motion to approve the January 4 minutes with the correction that the year be changed to 2016. Kevin seconded. The motion passed on a 4-0 vote.

Dan made a motion to approve the February 1 minutes the correction of the spelling of December on the 4th line, Michael seconded. The motion passed on a 4-0 vote.

13 Main Street

**Owner: Overlake Park LLC Applicant: Green Com/Mikhail Zhukov
Request design review approval to repaint storefront and place a wall sign.**

The application was approved by the DRC on February 16, 2016 with the option to install gooseneck lights similar to the ones at Bailey Road across the street. The applicant wishes to install the lights, so the application was amended to allow for them.

Kevin made the motion to approve the amended application, Roger seconded, the motion passed on a 7-0 vote.

3 Pitkin Court

**Owner: Blueberry Associates LLC Applicant: Steve Ribolini
Request design review approval to lower the double doors on the North side of the building.**

Roger made a motion to table the application to April 4th so the applicant could be in attendance. James seconded. The motion passed on a 7-0 vote.

42 Maple Lane

Owner/Applicant: Stephen and Andrew Ribolini

Request final PUD, site plan, access and design review for a multi-family dwelling (6 units).

Roger made a motion to table the application to April 4th so the applicant could be in attendance. James seconded. The motion passed on a 7-0 vote.

288 Gallison Hill Road

Owner: Boutwell Masonic Building Association Applicant: Douglas White

Request site plan and conditional use approval to add two new uses to existing club use.

Paul White and Brent White were present on behalf of the applicant as Board members of the Masonic Building Association.

Vermont Gluten Free is a possible paying tenant, along with Green Mountain Autism Foundation in order to help the Masons pay for the building. The closest thresholds considered in the zoning district is catering and office space. The Foundation falls under medical office use and that is what requires the conditional use approval.

Phil presented the conditional use and site plan criteria. Dan made a motion to approve the application as presented, James seconded. The motion was approved on a 7-0 vote.

12-16 Main Street

Owner: City of Montpelier and Jay White, Thomas T. Mowatt Revocable Trust

Applicant: Diantha Korzun, Architect for GBA Architecture and Planning

Request site plan and design review approval for a new 16,000ft² commercial building.

The applicant, Jay White, Greg Gossens, Ron Lyon and Diantha Korzun were present to give an overview of the changes.

The footprint is basically the same as was previously approved, there's just been another story ended and there's the addition of a staircase. It is considered part of the Taylor Street project, so there are still some moving parts tied into the whole project.

5,800 square feet will be the additional square footage with the additional story, so the parking need has changed. The City provided a letter that a long term lease for parking, it nets out one parking space short under current zoning.

Milton Beard, an abutting landowner, spoke. He was concerned in the 10' right of way between the proposed building and The Drawing Board. His third floor tenants will be looking at a brick wall after construction of the project.

Dan made a motion to close the evidentiary hearing and to go into deliberative session, Jack seconded. The motion was approved on a 5-2 vote with Roger and Michael opposing.

Other Business: Next meeting: Monday, March 21st for introduction to proposed 2016 Zoning and Subdivision Regulations

46 East State Street conditional use approval for changing existing office use to a naturopathic medical clinic. Tabled by applicant to April 4, 2016 meeting. James made a motion to table the application, Kevin seconded. The motion passed on a 6-0 vote.

Next regular meeting April 4th.

Adjournment: James made a motion to adjourn, Michael seconded. The motion passed on a 6-0 vote.

Respectfully submitted,

Tami Furry
Recording Secretary