

**Montpelier Development Review Board Meeting  
April 4, 2016**

*Approved as Revised on 4/18/16*

**Present:** Daniel Richardson, Jack Lindley, Roger Cranse, James LaMonda, Michael Sherman, Sarah McShane – staff.

**Call to order:** The meeting was called to order by the Acting Chair, Daniel Richardson

**Approval of the agenda:** Roger made a motion to approve the agenda as presented, Jack seconded, the motion passed on a 5-0 vote.

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

**Review of minutes of March 7, 2016:** There is a note to verify the names that should be removed. James made a motion to approve the minutes after verification of the names, Michael seconded, the motion passed on a 5-0 vote.

**3 Pitkin Court**

**Applicant: Steve Ribolini Owner: Blueberry Associates LLC**

**Request design review approval to lower the double doors on the north side of the building.**

The applicant was present. The doors would be reversed to open in instead of out.

Roger made a motion to approve option # 2, Jack seconded. The motion passed on a 5-0 vote.

**Langdon Street Alive**

**Applicant: Architect, Ward Joyce**

**Request design review approval for temporary artwork.**

The DRC reviewed the project all as one, and not individually. There will be artwork installed along Langdon Street. 10-15 pieces of art are to be commissioned. There were 17 proposals submitted in the past few weeks. The art will be on buildings and not block the right of way. The bridge will have a floral design.

There were recommendations from the DRC – one was that the artwork complement, not overwhelm the architectural standards, artwork should not be mechanically fastened, application of art without commercial advertising, June 1 to October 31 is the length of time for the exhibit.

There will be no change to parking or traffic flow.

Karl Miller owns 100-110 Main Street. He withdrew his building from the application because there's going to be work done on the building this summer.

The owner of Buch Spieler on Langdon Street spoke in favor of the project.

90 Main Street Owner: Douglas Nedde

100 Main Street Owner: Karl Miller -Withdrawn by Owner

13 State Street Owner: River Street Associates

4 Langdon Street Owner: Interstate Enterprises

7 Langdon Street Owner: Leeds Brewer DBA Cold Comfort LLC

8 Langdon Street Owner: Andrew Brewer

James made a motion to approve the application with the recommendations of the DRB, Michael seconded. The motion passed on a 5-0 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).**

The applicant was present and sworn in. Maple Lane is off Barre Street. The front will face Stone Cutters Way. There will be a common covered stairway in the middle. A sidewalk will be added with a crosswalk over to an existing sidewalk.

There is some existing parking and more will be added. The utilities are all underground. There will be 6 condensers on the outside to heat and cool the apartments.

Jack made a motion to approve design review with the recommendations from the DRC. James seconded. The motion passed on a 5-0 vote.

Michael made a motion to approve the final site plan with the recommendations of DPW, Jack seconded. The motion passed on a 5-0 vote.

Phil Zalinger took over the Chair at this point.

## **11 Dewey Street**

**Applicant: Stephanie Lahar Owner: Stephanie Lahar & Jeffrey Allen**

**Request sketch plan review for a two lot subdivision.**

The applicant and owners/applicant were present. The survey has not been completed yet.

The applicant asked for preliminary and final review be combined. Daniel made a motion to combine preliminary and final review, James seconded. The motion passed on a 6-0 vote.

## **24 Vine Street**

**Applicant: Melissa Muller-Moore Owner: Melissa & Robert Muller-Moore**

**Request conditional use approval for an accessory apartment and a waiver from the off street parking requirement.**

Dan recused himself. The applicant was present and sworn in.

Usually the accessory apartment can be administratively approved but this application requires an additional parking space. The applicant is requesting a parking waiver instead of expanding the parking spaces.

The Board may approve the parking waiver if it doesn't adversely affect the neighborhood. The applicant doesn't own a car and feels there is ample parking. There is a bus stop close to the proposed apartment. She had three letters of support from neighbors.

Roger made a motion to grant conditional use approve including a waiver of the parking requirement. James seconded. The motion passed on a 5-0 vote.

**Other Business:** 46 East State Street - conditional use approval for changing existing office use to a naturopathic medical clinic - tabled by the applicant to 04/18/16 meeting. Dan made a motion to continue the application to the April 18 meeting, Jack seconded. The motion passed on a 6-0 vote.

Phil will not be at the next meeting.

Next regular meeting April 18<sup>th</sup>.

**Adjournment:** James made a motion to adjourn, Michael seconded.

Respectfully submitted,

Tami Furry  
Recording Secretary