

**Montpelier Design Review Committee Meeting
November 20, 2017**

Subject to review and approval

Present: Steve Everett, Eric Gilbertson, Hannah Smith, Theodore Fetter, Liz Pritchett (alternate), Ben Cheney (alternate), Sarah McShane - staff.

Call to order: The meeting was called to order by the Chair, Steve Everett.

Approval of the agenda: Eric made a motion to approve the agenda as printed, Sarah asked to have the Langdon Street bridge added to the agenda, Steve stated it was written on the copies of the agenda the committee had in hand, Theodore seconded, the motion carried.

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

5 Cliff Street

Owner/Applicant: Mary Andes

Design review approval to replace windows and paint building.

The applicant was present. The property has been entered into the Vermont Housing Conservation Board program, which has 3 main components: 16 sash replacements for specified windows that were tested, the trim doesn't need to be replaced. She provided the spec sheet for the windows.

The exterior will be painted - black trim instead of brown and the clapboards will be gray. The colors are from the Sherwin Williams Historic Collection.

Any clapboards that need to be replaced will be. The porch railings and anything else considered trim may be painted the same color, was added to the application by the committee.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved 5-0.

Langdon Street Bridge

Informal review

Jamie Shanley was present, representing the USGS. Ward Joyce will also be involved in the project to commemorate the 1927 and 1992 flood levels. The city is already paying for the level monitoring of the North Branch. They want to place a pole with flags to show what the water levels were in each flood. There would also be a narrative about each flood, and another two floods that didn't go above street level. There would also be a small memorial to a coworker who has passed and worked in that area. The flags will be aluminum, not fabric. The pole will be aluminum and self standing. Markers will be painted to note each foot of

elevation, Steve mentioned notching the pole so the weather doesn't remove the paint. Mounting anything to the rail should be avoided.

The USGS would own the display and be responsible for maintaining it. The city owns the bridge, so DPW would need to be informed of the project.

100 State Street

**Owner: Capitol Plaza Corp. Applicant: Capitol Plaza Corp c/o Rabideau Architects
Design review approval to construct an 89 room hotel and 4 story parking garage.**

Greg Rabideau and Michael McCormick is a landscape architect with Wagner Hodgson Landscape Architecture were present. The existing bank drive through is going to have to be accommodated, as well as a shed on the property that is on the historic register. Dubois and King will be the civil engineers, they are also involved in the Taylor Street modal station.

The parking lot will need to be reconfigured. The garage will be 56 spaces a level with 4 proposed levels, with an additional 50 surface spaces outside the hotel. There will be green space added, there is none on the site now.

The hotel will be 5 stories, 4 traditional stories with an attic type space. The features will incorporate designs already in Montpelier. Images from Google Earth with the hotel brought into from different sections of town. The view from Shaw's obscures part of the Statehouse.

It was requested that the color scheme show how it compares to others in the area, especially the Taylor Street project. The garage and the hotel will not be connected. The footprint of the hotel will be 10,000 square feet. The design isn't set in stone, what is presented is basically a placeholder.

A 3D model will be constructed, basically from a pedestrian's point of view. The plan is to have the shed – which is an old, metal building – put up for sale and removal.

15 feet from utilities and the railroad tracks – a barrier will need to be put up so pedestrians will stay off the tracks.

[the video skipped and continued under the DRB meeting]

Members of the public spoke about their concerns and questions about the project.

The parking garage might be just for the hotel, talks are happening with the city now to possibly expand the parking garage.

One person was concerned about the energy efficiency of the building. The design hasn't gotten to that level of decision yet.

More detail is needed before a decision can be made. Eric made a motion to table the application to a date when more details are available. Theodore seconded. The motion passed on a 6-0 vote.

Review of minutes of June 19, 2017 and November 6, 2017: The minutes were tabled to the next meeting.

Other business: The next meeting will be Monday, December 4, 2017.

Adjournment: Theodore made a motion to adjourn, Hannah seconded.

Respectfully submitted,

Tami Furry
Recording Secretary