

**Montpelier Development Review Board Meeting
September 17, 2018**

This public meeting was recorded, and the video will be available for viewing at:
<http://www.montpelier-vt.org/416/City-Meeting-Videos>

Present: Daniel Richardson, Kate McCarthy, Ryan Kane, Robert Goodwin, Meredith Crandall – staff.

Call to order: The meeting was called to order by the Chair, Dan Richardson.

Approval of the agenda: Dan made a note that the informal review of the garage is under “other business” because it is an informal review of the project and not yet a sketch plan.

Kate made a motion to approve the agenda as printed, Rob seconded, the motion passed on a 4-0 vote.

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

Approval of minutes from September 4, 2018: There was not a quorum to approve the minutes, they will be reviewed at the next meeting.

9 Pearl Street

Owner/Applicant: John Bootle

Waiver request from front yard setback to construct a covered front porch.

The applicant was present. The Chairman explained to him that there was the bare minimum for a quorum in attendance. It was his choice whether to go ahead with the four in attendance or wait until there were seven members in attendance to hear the proposal. He chose to come back. Ryan made a motion to table the application to October 1, Rob seconded. The motion passed on a 4-0 vote.

156 Elm Street

Owner/Applicant: Joe and Lucy Ferrada

Minor site plan review to convert property from three residential units and an office to four residential units. Applicant request a waiver from landscaping requirements.

Joe Ferrada was in attendance. The Chairman explained the same thing about the bare minimum for a quorum to him as he explained to the previous applicant. The applicant chose to continue.

It's one of the units in the front of the building. The only issue with the application is the landscaping and bicycle storage. The application's landscaping plans have been changed at the suggestion of the Zoning Administrator. There is storage in the back and a shed that could be used for bicycle storage.

The landscaping requirements are for 1 shrub for every 5 feet of building perimeter and 1 tree for every 30 feet of exterior principal building exterior. Under the Zoning Regulations, this site would require 40 shrubs and 6 trees. There are currently 3 lilac shrubs in the rear yard and 2 hydrangeas in the front yard. The applicant proposes adding 2 more hydrangeas, one on either side of the front steps, and 3 small fruit trees in the back yard. This would result in 7 shrubs and 3 trees. The applicant feels there is not enough space to grow anything more than that and keep it healthy due the plowing pattern. It was decided to add 2 additional small trees to the front yard.

Ryan made a motion to approve the minor site plan review and to grant an exception to the § 3203 landscaping minimum requirements with the addition of the 2 additional small trees to the front yard and that landscaping be maintained in a healthy condition with dead or dying plants be replaced within one growing season with a comparable plant. Kate seconded. The motion passed on a 4-0 vote.

Other Business: Informal review of 100 State Street new garage proposal. This is just an opportunity for the board to review the details.

Meredith explained that the city has taken over the parking garage project that was approved as part of the Hilton and Capitol Plaza project under permit # Z-2017-0145. The garage proposal now has a larger footprint with 128 more parking spaces, with approximately 50-40 feet of the building proposed to be on the city leased Heney lot.

What needs to happen now is –

- a) The previous hotel site plan approval will need to be amended to change to offsite parking. This will be guided under the “old regs”.
- b) The hotel has applied for a subdivision of the lot for transfer to the city. This will be guided under the 2018 new regs.
- c) The city will do a site plan review for the new garage. This will be guided under the 2018 regs. This will also include design review.

The river hazard permit will be reviewed by the city’s Flood Plain Manager.

Some legal opinions that the board will see are a parking agreement between the city and new hotel, as part of the amended hotel site plan, opinion regarding construction of a city owned building that crossed onto leased versus owned land, and right of way or easement agreement to create frontage.

The hotel application for sketch plan review for subdivision is on the agenda for the October 1 meeting.

Assuming all the paperwork is received on time, on the October 15 meeting, the site plan amendment, the final subdivision review, and the site plan review will be discussed. In addition, the DRC will review the new city garage site plan application on October 1.

Greg Rabideau from Rabideau Architects gave an overview of the project. The total parking spaces will be 348. The city has conducted citizen outreach and alternate plans have been developed in response to the concerns expressed at the citizen meetings. Another traffic study will be done because of the additional 128 spaces. The city's preliminary parking is for 200 passes for the hotels, 40 passes (eventually) that would go to the Christ Church housing project - meanwhile those would be part of the hourly parking, another 38 for hourly parking, then they're looking for people to rent 80 monthly parking passes, then 100 or so for flex spaces.

Steve Whitaker from Montpelier then spoke about his concerns about the project. He's indicated that he's asked repeatedly for a copy of the traffic study and hasn't been able to get one. He believes it's the wrong area to put the garage because it will isolate Confluence Park and will reduce the space for the Farmer's Market. He has concerns about emergency exiting from the proposed drives and the impact of salt and debris falling into the river. Another concern is the impact on views of steeples and the State House.

The next regular meeting will be Monday, October 1, 2018.

Adjournment: Rob made a motion to adjourn, Ryan seconded.

Respectfully submitted,

Tami Furry
Recording Secretary