

Montpelier Design Review Committee
September 27, 2011
Memorial Room, Montpelier City Hall

Approved

Present: Stephen Everett, Chair; James Duggan, Vice Chair; Eric Gilbertson, Kate Coffey, Jay White and Tim Senter.
Staff: Clancy DeSmet, Planning & Zoning Administrator

Call to Order:

James Duggan, Acting Chair, called the meeting to order at 5:30 P.M.

Comments from the Chair:

Mr. Duggan explained the advisory role of the DRC to the Development Review Board. They will review the applications in accordance with the zoning ordinance, and cityscape and make recommendations accordingly. Steve Everett, Chair, presumed chairing the Committee.

I. 12 Hillside Ave. – CB-II/DCD
Owner/Applicant: Paul Dayton
Design Review for Replacing Roof

The application is to replace a roof at 12 Hillside Avenue which is his primary residence. It presently has a metal corrugated roof on two-thirds or three-quarters of it and the rest of it is old asphalt. He has two severe valleys that get a lot of ice that comes crashing down. Clearwater Construction highly recommends putting a 26 gauge standing seam roof on. In his mind it doesn't clash with what is in the neighborhood. There are several standing seam roofs in his neighborhood now, and an abutting neighbor has that now. They will definitely do some more weatherization and more insulation. They aren't changing any elevations of the roof but putting a much nicer roof on. The color is going to be charcoal gray.

The DRC reviewed the evaluation criteria and found the application acceptable on a unanimous vote of 5 to 0.

II. 64 Main Street – CB-I/DCD
Owner: Steve Lewinstein
Applicant: Mark Smith
Design Review for Replacing 18 Windows

They are proposing to change the existing single pane glass which rattles when the trucks go by on the alley side of the building and the rear of the building. The windows have been very loose and definitely not efficient as far as heating. The furnace has been swamped twice now this year in the cellar. The owner has borne the costs with separate heating for all of the offices upstairs. In order to get them to pay for their own heat he should make the windows more energy efficient. Therefore, they would like to install these replacement windows. They are a separate unit that tips in. They will be all wood. They are standard colonial 6 over 6. The windows would look exactly like they do in the picture. The only change would be on the rear of the building. There will be 2 over 2 but they could be 6 over 6. They will be painted to match the existing paint color on the building. There would be no storm windows needed. The only windows that the landlord has not addressed as you face the building there are some on the front and they do have storm windows on them. Right now the owner of the building has not decided to replace those windows. There will be a total of 18 windows. The upper windows are a little smaller than the second floor and still 6 over 6 with all wooden sash and frame.

Right now most of the weights are gone. Those windows are very old. There has only been one casualty involved where fingers have been caught in the window. He has replaced quite a few broken panes.

Mr. Duggan asked what the condition of the wooden sills was.

Mr. Smith said they are in very good condition because they were painted four or five years ago. Any sill problems would have been brought to his attention back then by the painter, and there were none.

Mr. Duggan asked if he was doing the insert replacement or the full frame.

Mr. Smith replied just the insert. They are just replacing the 18 double hung windows. They are contemplating replacing the shed and it will look as it is now but have a new roof. There is a massive mildew problem in the shed and they would like to address that.

Mr. Duggan said he believes this is a suitable replacement.

The DRC reviewed the design criteria and found the application acceptable on a vote of 5 to 0.

Approval of August 23, 2011 Minutes:

Upon a motion duly made by Mr. Duggan and Mr. Gilbertson the DRC Minutes of August 23, 2011 were approved on a vote of 5 to 0.

Adjournment:

Upon a motion made by Mr. Senter seconded by Ms. Coffey the DRC adjourned.

Respectfully submitted,

Clancy DeSmet
Planning & Zoning Administrator

Transcribed by: Joan Clack