



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 4th day of January, 2017

Members Present: Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Al Michaels, Bob Johnston, Renee Waller
Member(s) Absent: Gordon McClellan, Andrea Ross
Others Present: William Badger, AIA, Ed Hopkins, Eric Scott, Administrative Officer

Chairman Brodie called the meeting to order at 10:01 A.M.

Minutes:

The draft minutes of the meeting of December 07, 2016, were reviewed. Member Campbell moved that the minutes of the meeting of December 07, 2016, be approved. Member Powers seconded. The vote by was unanimous in favor.

Applications:

16-38A, Yemin McDougal (William Badger, AIA, Applicant), 3467 Main St. (former Gall), Demolition

Mr. Badger, a licensed architect, knowledgeable in historic preservation described the deteriorated condition of two porches at the rear of the structure. Mr. Badger stated that the structures have deteriorated to the extent that the roofs are too weak to support a person and are in danger of collapsing. Without foundations, restoration costs far exceed the replacement costs. The applicant also asked the DRB allow the contractor to dig footings for the yet to be permitted additions while the soils are frost free. Mr. Badger stated that a site development plan and building plan for the proposed replacement addition will be submitted to complete Zoning Application 16-38 next month.

Chair Brodie asked for the recommendation of the DAC. Member Johnston, a DAC member stated that the DAC whole heartily recommended the demolition.

A motion by member Campbell to waive the requirement in Section 9.8 Demolition of Buildings of the Bylaws that a site development plan and building plan for the proposed replacement addition be submitted. The motion was seconded by Member Michaels and was passed unanimously. Member Campbell made a motion to allow footings to be installed prior to the submittal of a site development plan and building plan for the proposed replacement addition. Member Johnson seconded the motion and was passed unanimously.

Other Business:

Brief discussion of the Town's proposed solar array boarding the Village followed. Administrative Officer stated that per the BCRC, the Village could petition or may already have intervener status. Chair Brodie stated that this is a Board of Trustee matter and the matter will be referred to the Board.

Administrative Officer Scott provided a short update on the appeal of Permits 16-28 and 16-28A.

There being no further business to come before the Board, the meeting was adjourned at 10:25 A.M.