



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 1st day of March, 2017

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

Chairman Brodie called the meeting to order at 10:00 A.M.

Minutes:

Approve the draft minutes the January 04 regular meeting.

Chair Brodie asked if there were any changes or corrections to the minutes of the last meeting. Member Johnston noted that his name was misspelled. Member Campbell moved to accept the minutes as written with the spelling correction. Member Johnston seconded the motion and the motion passed unanimously.

Applications:

17-02, Café Sora, 930 Southern VT Art Center Dr, Sign.

Chie Addington, owner presented the current configuration of the sign at SVAC. The sign was approved by the DRB (#16-11) in June 2016. Members recalled the discussion of the second, lower sign last year and remembered discussing the font size and the list of venues including Café Sora. Ms. Addington stated that the current sign does not provide any information to the public regarding the hours the café is open. The proposed sign is the same dimensions as the previously approved sign, but is solely Café Sora's and includes interchangeable open/closed placards.

The Chair asked for the recommendations of the DAC. Member Powers, DAC Chair stated that the DAC recommended that the application be approved. The Chair asked if the members had any questions or comments. The members had no further questions, but consistently commented how much better the whole sign looked. Member Johnston moved that the DRB accept the DAC recommendation and approved the application. Member Waller, seconded the motion and the sign application was approved unanimously.

17-03, Thomas Kelly, B. Escher AIA, Applicant, 155 Cascades Rd, Alteration.

Architect Bob Escher presented site plans for three alterations to the dwelling at 155 Cascades Road. First, new windows and a light well are proposed at the end of the basement to allow more natural light into the basement. The stone wall surrounding the well will match the existing patio wall. Second, the proposal will replace two windows with a large sliding French door, with panes to access a patio and finally, a small addition in the rear to "bump out" a proposed bathroom.

Member Powers, DAC Chair stated that the DAC recommended approval of the application. The Chair asked if there were any further questions from the members. There were none and Member Campbell moved that the DRB accept the DAC recommendation and approve the application. Member Powers seconded the motion and the application was approved unanimously.

16-38, Yemin McDougal, W. Badger AIA, Applicant, 3467 Main St., Addition.

Mr. Badger presented proposed elevations of the rear and sides of the home. Ms. McDougal earlier removed the single story porch and replaced the footings. A two story, enclosed porch is proposed to replace the dilapidated single story structure. Mr. Badger stated that Ms. McDougal was reusing as many of the original architectural features as possible.

Member Powers stated that the DAC members were pleased with the work Ms. McDougal was planning and unanimously recommended that the DRB approve the application. Member Campbell moved that the DRB accept the DAC recommendation and approve the application. Member Powers seconded the motion. Mr. Badger stated he would return to the Board at a later date to seek approval for a change of color application and a landscape plan. The application was approved unanimously.

Other Business:

The Chair questioned Mr. Escher about the Project Cost Estimate on the previously approved Ekwanok Country Club permits (16-30 & 16-31). Mr. Escher assured the Board that the Club would provide an updated cost when the projects are completed. Mr. Brodie stated that the update would have to be provided to the Village prior to the issuance of a certificate of compliance.

The Board had a discussion with Mr. Badger regarding Ms. McDougal's conceptual plan to move the non-conforming carriage house closer to the home. It was revealed that the current yard setbacks in the Village Bylaws and the configuration of the lot only allow for a small buildable area. The current carriage house is completely within the side yard setback. The Board agreed that the best path forward for this proposal was for the owner/applicant to apply for a waiver of the lot setbacks as provided in Section 9.4 of the Bylaws.

Administrative Officer Scott stated that he had a letter from a resident with questions regarding short term rentals that he would be replying to. He stated as he had researched this issue previously and found that the Village Bylaws say very little regarding rentals. Chair Brodie stated that there would be very little the DRB could do if the recently approved Plan of Development didn't include direction on this issue.

There being no further business to come before the Board, the meeting was adjourned at 11:05 A.M.