

**VILLAGE OF MANCHESTER
Manchester, Vermont**

**Minutes of a Regular Meeting of the
Development Review Board
Held on the 4th day of March, 2015**

Members Present: Chairman Donald Brodie, Vice Chairman Tom Deck, Orland Campbell, Joe Giolito, Al Michaels, Marian Mueller, Alternative
Members Absent: Karen Walla and Julie Hanes
Others Present: Sean Russell, representing Forti, Greg Boshart, representing Deck, Eric Scott, Administrative Officer

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

Minutes:

After review and minor changes for clarity, Member Campbell moved that the amended minutes of the meeting of February 04, 2015, be approved. Member Deck seconded. The vote by Members present at the meeting was unanimous in favor.

For informational purposes, Bob Escher, Escher Design updated the Board about the two recent permits for renovations at the Ekwanok Country Club. Mr. Escher stated that the permitted changes at the Pro Shop (14-38) are on hold. The renovations permitted at the Club House (13-01) have been completed (Cert. of Use, June 2014) and the Country Club planned interior remodeling this spring. A cooler in the kitchen will be replaced and moved. The vacated area will become an ADA compliant restroom. No exterior work is planned.

The interior bathroom remodeling does not meet the Bylaw definition of *Alteration* thus no formal action was required of the DRB. Chairman Brodie thanked Mr. Escher for the information and explained that if an extension to permit 14-38 was needed next fall that the Board would consider the matter at a future regular meeting. The interior remodeling was noted and was filed with Permit 13-1.

Applications:

Application 15-04, Deck, 3452 Main St., Addition

Member Deck recused himself from the meeting.

Mr. Boshart presented photos, a site plan, a floor plan and elevations for the addition and alterations. The current kitchen and mud room are the result of a previous addition to the original home and are in poor condition. A new and/or reconfigured kitchen, living room, dining room, deck and future mud room is planned. Vinyl siding will duplicate the current vinyl siding with hopes of replacing all of the siding in the future. A metal, slate grey roof, trimmed to match existing trim and a brick or stone fireplace chimney is expected.

Member Giolito, Design Advisory Committee (DAC) member advised that the DAC recommended approval of the application with the condition that the proposed deck's cable railing be changed to a banister style railing. The applicant made that change and presented elevations that depicted a banister style railing.

Member Michaels moved to accept the DAC recommendations and approve the permit. Member Campbell second and the Board unanimously approved.

Member Deck rejoined the meeting.

Application 15-06, Forti, 212 Taconic Rd., Change of color

Mr. Russell presented photos and paint “chips” for his client’s exterior upgrade and painting project. The project will change the house color from yellow to white with grey trim. The applicant plans to remove the current shutters as the original house did not have shutters. Several color options for the front door were presented, but no color had been selected. The applicant wishes to make a final decision when the body and trim have been completed.

Member Giolito, Design Advisory Committee (DAC) member advised that the DAC recommended approval of the application, deferring a decision regarding the shutters to the DRB. Member Michaels moved to accept the DAC recommendations, allow the removal of the shutters and approve the application with the condition that the door color be approved by the Board at a future meeting as part of this application. Member Campbell seconded and after discussion, the Board voted unanimously to approve, with above stated condition.

Other Business:

Discussion regarding Notice of Violation (NOV) process

Discussion continued regarding internal processes between the DRB and Administrative Officer regarding the issuance of Notice of Violations. After discussion it was agreed that the Administrative Officer would inform all the members of the DRB of an intent to issue a warning notice that a violation of the bylaws exists.

Minor Permits

15-05, Houser, 424 West Road, Portico

There being no further business to come before the board, the Chair adjourned the meeting at 11:25 A.M.