



# Village of Manchester, Vermont

## Minutes of a Regular Meeting of the Development Review Board Held on the 15<sup>th</sup> day of April 2020

**Members Present:** Chair Craig Powers, Vice Chair Orland Campbell, Donald Brodie, Renee Waller, Dana McCloskey, Richard Moore

**Member(s) Absent:** Bill Mariano, Gordon McClellan

**Others Present:** Scott Russell, Bill Badger, Jock Lawrason, Jeff Leggett, Peter Campbell, Clark French, Mark and Melody French, Beth Boepple, Esq., Bill Picotte, Steve Small, Eric Scott, Administrative Officer

The meeting was held electronically per 1 V.S.A. § 312 (2) (D).

Chair Powers called the meeting to order at 10:05 A.M.

### Minutes:

Due to the large agenda and large number of attendees, the Chair elected to postpone the review of the draft minutes of the February 05 meeting to a future meeting date. There are no minutes the March 04 meeting. There were no applications, no decisions, only an open discussion of Section 9.6 – Off-Street Parking.

### Applications:

20-08, Scott A Russell, 0 Riverbend Rd, New Construction

Mr. Russell began the presentation of his application by giving the Board a brief history of his construction career and the family's move to Manchester. Russell continued with a detailed location and site plan, followed by elevations of the proposed new construction. Photos of a model he had prepared for a person-to-person meeting were shown. The model was to scale and painted the proposed roof, wall, and trim colors. Examples of the steel, standing seam roofing and siding were also presented.

Questions from Board were mainly focused on the location, visibility of Riverbend Road and orientation of the property. Russell answered all concerns and stated that the HOA had written the Administrative Officer supporting the project (letter is attached to the application).

On a motion by Brodie, seconded by Waller, the Development Review Board voted to approve the application for new construction as proposed and recommended by the DAC. Motion passed unanimously.

19-50B, Ancadila Properties LLC, Bill Badger AIA, Agent, 3496 Main St, Amendment

Mr. Badger explained the challenges that the remodeling project that has been encountered in the last three months. Three areas are addressed in this amendment. The front/side porch, connector, and rear deck/patio. The front porch is proposed to come around the side to a new door. This extension matches the other side and the west elevation is unchanged. The rear deck is now proposed to be a ground level stone patio. These two areas of the amendment garnished little discussion.

The connector raised several questions related to what was approved, why the change was needed and how the proposed connector looked so much larger and more imposing. Member Campbell thought that a connector with less bulk would better define the two unique structures (house & barn) rather than what looked to be an addition between two unique structures. Badger explained the

history of approvals for this project and explained the difficulties accessing the upstairs and moving between the two structures. Regarding the bulk of the connector, Badger stated he would have to confer with his client. The DAC recommended approval provided more detail was provided. Member Moore and DAC Chair stated that Mr. Badger had provided the needed detail and the DAC was "supportive". A landscape plan was discussed again. Note: the minutes of the December 04, 2019, DRB minutes states; "The previous landscaping was saved and will be replanted at the conclusion of the project."

On a motion by Moore, seconded by McCloskey, the Development Review Board voted to table a decision until house/barn connector could be designed to be less bulky. Motion passed unanimously. No future meeting date was set.

#### 20-09, Jock D & Lee F Lawrason, 1166 West Road, Addition

Dr. Lawrason showed the location of the cottage on which the addition is proposed on an aerial view of the property. Elevations were presented and time was taken to fully describe what was original and what was proposed. A change to a window on the west elevation was discussed with Member McCloskey. Member Campbell ask about the exterior colors. Lawrason stated that the current color is white and sometime after the completion of the project the cottage would be painted the same colors and scheme as the recently approved colors for the main house. The cottage is expected to be surrounded by perennial gardens.

On a motion by Waller, seconded by Campbell, the Development Review Board voted to approve the application for addition as proposed and recommended by the DAC. Motion passed unanimously.

#### 20-10, Leggett Custom Homes, Inc, 114 Twin Brook Ln., New Construction

Member Brodie stated that the adjoining neighbors had not been warned by mail of the meeting or application. It was unclear who Member Brodie expected to notify the neighbors, but the meeting was noticed by the Administrative Officer consistent with past meetings and applications. Brodie then read a letter written by an EOB neighbor stating that there was a "mining operation" occurring on a property owned by the applicant. The letter was not distributed.

On a motion by Brodie, seconded by Moore to table the application until the house, septic and wetland buffer were staked out and a site visit conducted. Mr. Leggett explained that he has spent considerable time and resources contracting an engineer to delineate the wetlands required to site the septic and obtain the necessary wastewater system permit from the ANR. The approved ANR Wastewater System and Land Use Permits were shown to the Board and audience and are a part of this application. Additionally, the site plan depicted the Village setbacks and the structure is within those setbacks. Member McCloskey stated that she did not think a site visit would explain the site plan any better than what was presented.

With the motion, a second to table further discussion until after a site visit, the Board voted. Powers, Campbell, Brodie, Waller, Moore voted yea, McCloskey voted nay. Motion passed. No future site visit or meeting date was set.

#### 20-11, 4026 Main Street LLC, 4026 Main St., New Construction

Mr. Campbell is proposing a new home behind his current business called The Crooked Ram. No changes are proposed at this time for the existing structure or business. Campbell presented a site plan depicting the existing structure, proposed structure, lot lines and setbacks and the stream and wetland buffer on the NW corner of the lot. Elevations were shown and explained along with photos depiction the exterior color, trim, roof material (steel, standing seam) and color. A landscape plan was not available.

Member Moore and DAC Chair stated that the DAC recommended approving the application.

On a motion by Moore, seconded by McCloskey, the Development Review Board voted to approve the application for new construction as proposed, but on the condition that a landscape plan be submitted. Motion passed unanimously.

#### 20-07, Equinox Mountain Properties III, 48 West Road, Change of Use

Mr. Clark French introduced himself and provided a brief history of the former Mark Skinner Library, his purchase and plan for the structure. Clark stated that his brother, Chef Mark and Melody, owners of The Silver Fork restaurant would move to the larger, former library. Interior construction has been on going and no exterior changes are anticipated. Lighting if any and a sign would be addressed via future application(s).

Parking was the major area of discussion. Clark stated that the parking for the proposed use at this property could not meet the exact requirements (number of spaces) of Section 9.6 Off Street parking. Chair Powers stated that in more than one location in Section 9.6, the phrase "except that upon approval of the Development Review Board" gives the DRB latitude to approve an application that does not full conform to 9.6. A waiver or variance was not needed. Clark continued, providing a detail site plan of the existing parking, the number and location of existing street parking and stated credit card data from The Silver Fork showed most of the customers were not from the immediate area, meaning many of the customers were lodging in the area. Clark pointed out that given the concentration and proximity of the planned restaurant to Equinox Resort, The Reluctant Panther and Taconic Hotel they expect many customers would be within walking distance of the planned restaurant. The employees live across the street, within walking distance.

On a motion by Waller, seconded by Moore, the Development Review Board voted to approve the application for a change-of-use (restaurant) as proposed. Motion passed unanimously.

#### 20-02, Request to extend an approved permit

Ms. Boepple explained to the Board that following the approval of permit #20-02 the applicant has obtained an Act 250 Land Use permit. The approved permit contains conditions that will require a longer timeline to complete the demolition than expected. Additionally, the Covid-19 has caused major disruptions in the lodging industry and entity that owns the to be demolished building. Boepple asked that the Village zoning permit have the same end date as the Act 250 permit has, October 31, 2021.

On a motion by Brodie, seconded by Campbell, the Development Review Board voted to approve extending the permit as proposed. Motion passed unanimously.

#### **Other Business:**

None

There being no further business to come before the Board, the meeting was adjourned at 12:15 A.M.