



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the second day of May, 2018

Members Present: Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Bob Johnston, Dana McCloskey
Member(s) Absent: Renee Waller, Gordon McClellan
Others Present: Loreen Harvey, TESLA, Michael Pearl, TESLA, Eric Scott, Administrative Officer

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

Chairman Brodie spoke kind words of recently deceased Mrs. Jean Knight, wife of longtime Trustee Brian Knight.

Minutes:

Approve the draft minutes of the April 11, 2018, meeting.

Member Johnston moved that the draft minutes of the March 07, 2018, meeting be approved on the condition that spelling errors be corrected. Member Powers seconded the motion and it passed unanimously.

Applications:

18-09, Gordon McClellan, 693 Longview Drive, Rooftop Solar Array

Loreen Harvey, TESLA Senior Permit Coordinator and Michael Pearl, TESLA Regional Installation Lead presented overhead photos of the subject neighborhood demonstrating the distance and screening to the adjoining neighbors. Additionally, a site plan demonstrating the layout of the roof top solar array. Many questions from the members ensued. Screening, glare, life expectancy of the panels, manufacturing and net-metering was discussed. An actual panel and the skirting was displayed. Chair Brodie asked if the member had any further questions and the members thought all of their questions had been answered. The DAC recommended that the application be approved.

Scott reported that the adjoining neighbor had stopped by the office and stated that although they could not attend the meeting, they supported the application.

Member Campbell motioned that the application be approved, Member McCloskey second the motion. Members Campbell, McCloskey, Powers and Johnston voted aye and Brodie nay. The motion passed.

Other Business:

Review possible changes to Village Bylaws, Section 4-DESIGN CONTROL DISTRICTS. Sections 4.4-5-4.8.

Changes to Bylaws Section 4.5 approved are attached. Attached are the changes approved. Deleted passages have a ~~strikethrough~~ effect and insertions are underlined. Passages in **black** require further review.

A brief discussion regarding the scheduling of a DRB meeting to work solely on the Bylaw revisions ensued. Chair Brodie with concurrence of the members present tasked Scott to check the Members availability for a meeting on May 30.

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

4.5 GENERAL REVIEW SUB-DISTRICT

~~New Land~~ development in the General Review Sub-District shall not in any way detract from the Historic Core or Preservation Sub-Districts. Additions, alterations, new structures, and landscaping in this district shall be compatible with those on adjacent and neighboring lots.

The design criteria for the General Review Sub-District are ~~the less~~least restrictive ~~than those for the other two districts of the Design Control Districts~~ and subject to the intent described above, allow unrestricted architectural freedom and maximum use of the site's attributes.

In the General Review Sub-District, the following provisions apply:

- a. Site plans and arrangement of facilities shall not be in conflict with the adjoining uses of land.
- b. Roads, streets and driveways shall be designed to follow natural contours of the land.
- c. Design, size, location, lighting and other aspects of signs shall be closely controlled.
- d. Landscaping and lighting shall be compatible with the surrounding area ~~and should be appropriate for the particular design control sub-district.~~

4.5.1 ALTERATIONS OR ADDITIONS IN THE GENERAL REVIEW SUB-DISTRICT

- a. Alterations and additions to a non-historic or non-conforming structure in the Historic Sub-District shall conform to this section.
- b. Alterations and additions shall be designed to be compatible with the existing building, and the character of the building's setting.

4.5.2 NEW CONSTRUCTION IN THE GENERAL REVIEW SUB-DISTRICT

In the General Review Sub-District, the provisions of this Bylaw are intended to insure that new development does not in any way detract from the Historic Core or Preservation Sub-Districts, and to insure that the structures and landscaping on lots in the sub-district, if they can be viewed from the street or neighboring properties, are compatible with those on adjacent or neighboring lots. In the General Review Sub-District, the following provisions apply:

- a. New structures in the General Review Sub-District need not necessarily convey a late 19th or early 20th century appearance. However, if they can be viewed from the street, or from neighboring properties, it is required that new construction preserve local character, and be compatible with, rather than compete with, existing neighboring buildings and land patterns.
- b. New construction that is screened so that it cannot be viewed from the streets or neighboring properties is allowed the maximum use of the sites' attributes and architectural freedom within it. If the structure contains large glass surfaces that may present reflections or significant night lighting, additional screening may be required to maintain the concept of a Village nestled in a green, undisturbed background.