



# Village of Manchester, Vermont

## Minutes of a Regular Meeting of the Development Review Board Held on the third day of May, 2017

**Members Present:** Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Bob Johnston, Gordon McClellan, Renee Waller, Alternate Member Marion Mueller  
**Member(s) Absent:** Al Michaels  
**Others Present:** Anne and Scott Thompson, Scott Thompson Builders, Eric Scott, Administrative Officer

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

### Minutes:

#### **Approve the draft minutes of the April 05 meeting.**

Member Johnson moved to accept the minutes as written. Member Waller seconded the motion and the motion passed unanimously. Member Campbell did not vote as his arrival was delayed. Alternate Member Mueller abstained as she did not attend the April meeting.

### Applications:

#### **17-05, Rahona/Langan (formerly Midgley), Scott Thompson Builders, Agent, 139 Prospect Street, Accessory Building and Alterations**

Scott Thompson stated to the Board that the new owners of the former Midgley property need an office and a garage. Scott explained that the existing attached garage was simply too small to function as a working garage. However, the garage area could be converted to an office space. The only exterior change needed would be to replace the existing garage doors with double hung window that will match the existing windows.

The proposed single story, 24'x24' garage would not be attached and would be located to the left of the home. There are no setback issues. The building will have white clapboard siding, two black garage doors and a black roof. The style will closely match the existing structure.

All of the members were satisfied with the proposed architectural details, however Chairman Brodie questioned the proposed angle of the garage entrance to the road. Brodie and Thompson discussed different configurations. Mr. Thompson explained that the angle he was proposing, the screening already in place and location the garage would be difficult to see from Prospect Street. Additionally, the proposed alignment minimized the amount of driveway and maximized the lawn area.

Chairman Brodie asked Member Powers, DAC Chair for the DAC recommendation. Powers stated that the DAC approved of the architectural details, discussed the alignment to the street, but recommended that the application be approved as proposed. Member McClellan moved that the DRB accept the DAC recommendation and approve the application as proposed. Member Johnston seconded the motion. The permit was approved six to one. Chairman Brodie voted no.

**Other Business:**

**Minor Permit**

Administrative Officer Scott explained to the Board that he had received an application shortly after the agenda had been posted and it met the qualifications of a Minor Permit. Scott asked if there were any concerns from the Board regarding processing this application as a Minor Permit. The Members had no concerns. Application #17-07, 3835 Main LLC (Taconic Hotel), 3835 Main Street, Alteration (pergola).

There being no further business to come before the Board, the meeting was adjourned at 10:40 A.M.

DRAFT