

VILLAGE OF MANCHESTER
Manchester, Vermont

Minutes of a Regular Meeting of the
Development Review Board
Held on the 6th day of May, 2015

Members Present: Chairman Donald Brodie, Vice Chairman Tom Deck, Orland Campbell, Karen Walla, Julie Hanes, Al Michaels
Members Absent: Joe Giolito
Others Present: Albert Levis, M.D., Paul Baker, Secor Group, Larry Ross, Scott Thompson, Scott Thompson Builders, Brian Knight, Eric Scott, Administrative Officer

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

Minutes:

The draft minutes of the meeting of April 01, 2015, were reviewed. Member Deck moved that the minutes of the meeting of April 01, 2015, be approved. Member Hanes seconded. The vote by was unanimous in favor.

Permit Applications:

Application 15-11, Levis Family LLC, 3814, Main St, Sign

Dr. Levis explained his plans to move *The Museum of the Creative Process* to the property on Main Street and the need for a sign.

Member Hanes reported that the DAC recommended approval of the application. Member Michaels moved that the DRB accept the DAC's recommendation and approve the application. Member Walla seconded the motion. The vote by was unanimous (Member Campbell had not yet arrived) in favor.

Application 15-12, 914 Equities/D. Foster, 48 West Road, Change of Use

Paul Baker, Secor Group, representing Mr. Darren Foster, owner explained Mr. Foster's vision and plan to change the use of the former Mark Skinner Library to a one family dwelling (residential) use. Mr. Baker described interior changes including the addition of bedrooms and a kitchen. At this time, no exterior changes contemplated except a new exterior door and possible changes to the parking area. Mr. Baker acknowledged that changes to the exterior of the building or property would require a permit(s) from the Village.

Member Deck moved to approve the application. Member Walla seconded the motion. The vote by was unanimous (Member Campbell had not yet arrived) in favor.

Application 15-13, Lawrence & Andrea Ross, 2330 River Rd, Subdivide Property

Mr. Larry Ross explained that increasing costs (taxes, maintenance, etc.) for this large property was requiring the family to re-think long term plans and dividing the property would create more options in the future. Chairman Brodie asked what the status of the Bed and Breakfast use that was approved

last fall was. Mr. Ross stated that the fire suppression sprinklers were needed and the project has not advanced. Administrator Officer Scott asked the Board if a public hearing was required similar to a proposed subdivision. Chairman Brodie asked that Scott contact Village Counsel to advise. At this writing, Village Counsel has not responded, but these minutes will be reflect Counsel's advice when approved at the next regular meeting.

Member Campbell moved to approve the application conditional to Village Counsel's advice. Member Michaels seconded the motion. The vote by was unanimous in favor.

Village's Counsel's advice is that a warned public hearing is required prior to taking action on an application to subdivide a parcel per 24 V.S.A. § 4463 and 24 V.S.A. § 4464(a) (1). Hence, the condition of the approval was not met and the result is that there was no action on the application.

Other Business:

Decision regarding the question; is a permit required to install a private sidewalk?

Mr. Scott Thompson, representing Jim and Susan Ramsey, described the proposed marble pathway across the Ramsey's front lawn. The proposed pathway does not connect to a sidewalk and is not in the road right-of-way. Following some discussion, the consent was that this project is considered landscaping and a Village permit is not required.

Master Sign Plan (15-10), The Village Shoppes/Blue Heron Holdings, LLC. 4351 Main St

Member Walla recused herself from the Board to explain the draft Blue Heron Holding, Master Sign Plan, 3814 Main Street. Mrs. Walla the ever changing configuration of space and how important it was to future tenants that their business sign be viewed from the roadway. Walla described a marketing tool to determine the size of a sign based on the distance from the roadway. Discussion continued regarding Section 10.6.2 Nonconforming and Abandoned Signs of the Village's Sign Regulations. Several Board Members thought this Section was very restrictive for businesses located a distance from the roadway and how rigid the regulations are. Chairman Brodie directed Administrator Officer Scott to review the Sign Regulation language related to variances and/or waivers and Walla to utilize the marketing tool she described. No action was taken.

Taconic Hotel permit compliance

Trustee President Knight stated that several citizens have asked the Village if the project was in compliance with the permit. Specifically, the height of the building has been the topic of late. Administrative Officer Scott reported that he had heard the same plus other issues and had met, on-site with Mr. Mark D'Angelo, Project Manager, on Friday, May 1. Scott and D'Angelo toured the grounds and the building from the basement to top floor.

Several topics were discussed including, but not limited to; trucks and dirt in Main St., the height of the building and the demise of Cabin #2. Mr. D'Angelo agreed to schedule more sweeping of Main Street and as soon as driveways on the property can be constructed, delivery trucks should be able to pull off Main Street. He stated that Cabin #2 is in poor condition, will be demolished and a new cabin constructed after amending the existing permit. Mr. D'Angelo agreed to calculate the height of the building although there isn't a "finished grade" yet and Mr. D'Angelo and Scott agreed to meet more frequently as the Hotel opening approaches in the fall of 2015.

There being no further business to come before the board, the meeting was adjourned at 11:30 A.M.