



# Village of Manchester, Vermont

## Minutes of a Regular Meeting of the Development Review Board Held on the 1<sup>st</sup> day of June, 2016

**Members Present:** Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Karen Walla

**Members Absent:** Tom Deck, Al Michaels

**Others Present:** John Yeager, Tom Norton, Tom Rose, Tom Hoffman, Linn Heaton, Chris Ponessi, Matt DeCesare, Sam Baker, Deedee Goebel, 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 May 04, 2016, were reviewed. Member Campbell moved that the minutes of the meeting of May 04, 2016, be approved after changing the words "conditional approval" to "approved" in the narrative of Application #16-07. Member Walla seconded. The vote by was unanimous in favor. The minutes of the May 04 meeting stand corrected.

### Applications:

#### **16-04A, J. Yeager, 4384 Main St, Amendment, Building Color**

Mr. Yeager explained that the condition of the building brick is not in the best condition and repairs may become visible as the renovations continue. Mr. Yeager was seeking an approval to whitewash the exterior brick in the event the repairs are too noticeable at this time rather than later. The members were reluctant to change the color of a historic building without seeing the repairs first and they would rather make a decision after the repairs have been made. Mr. Yeager stated he understood and preferred not to change the color. Chair Brodie asked if he would be willing to withdraw the current application and return to the Board after the exterior renovations were completed, if needed. Mr. Yeager agreed and the application is withdrawn.

#### **16-08, Mulligans, 3912 Main St, Alteration, Patio**

Tom Norton and Tom Hoffman, Homestead Landscaping presented plans, sketches and photos of the current landscaping and the proposed patio. The patio will be for restaurant patrons and will seat ~16 at four round tables with an umbrella at each. Each umbrella will have a small battery operated lamp directing light directly onto the table. The lights will be turned off at 10 PM.

The flagstone patio will be accessible to patrons only and will be seated by Mulligans staff. The landscaping currently between the sidewalks will remain. A fence or railing surrounding the patio for safety and insurance requirements, will match the entrance railing and will be white in color. A door matching the style of the current windows will be added for wait staff only. Steps will be within the building.

The patio will cover the existing walkway installed the previous owners (not the Village sidewalk). This Mulligans walkway is wholly or partially within the Village street right-of-way (ROW). The

DRB recognized that the ROW was a Trustee matter, it recommended that the Trustees approve the encroachment

Chairman Brodie asked for the DAC recommendations. Member Powers (also DAC Chair) stated that the DAC had asked for additional detail which was provided at this meeting and if the detail was provided, the DAC recommended that DRB approve the application. Member Campbell moved that the Board accept the recommendation of the DAC and approve the application with the condition that the Board of Trustees (BOT) approve the encroachment onto the Village ROW. The BOT is expected to discuss the matter at the June or July regular BOT meeting.

#### **16-09, 3835 Main, LLC, 3835 Main St, Alteration, Parking**

Mr. Ponessi, Mance Engineering Partners, P.C., presented site plans to expand the Taconic Hotel parking on the parcel across from the Hotel. Permit #13-24 approved the reduction of parking spaces on this parcel from 80 to 64 and retained jurisdiction in the event that additional spaces are required. Permit #14-32 approve the further reduction in parking spaces on this parcel to 28 because parking would be shifted to the recently acquired Nicklewhite property.

Mr. Heaton, Heaton Companies, owner of the Taconic Hotel stated that when permit #13-24 was being discussed, it was believed that the restaurant patrons would be hotel guests and parking specifically for the restaurant would not be necessary. Mr. Heaton stated that this assumption has not come to fruition and in fact many of the restaurant patrons are not hotel guests and additional parking is needed.

The DRB members and the applicant spent considerable time discussion the proposed arrangement of spaces, lighting, screening, slopes, crosswalk, building coverage and landscaping. Administrative Officer Scott stated that the Bylaws contain formulas for calculating hotel guest spaces and restaurant patron spaces, however does not account for parking spaces for conference or special event attendees. He added that these attendees may or may not be hotel guests or restaurant patrons.

Although the DAC recommended the application be approved, several DRB members were hesitant to give up more green space and asked the applicant to consider fewer parking spaces along Main Street and move the screening back from Main Street to provide more greenspace. Member Campbell moved that the hearing for Application #16-09 be continued until the next regularly scheduled DRB meeting while the applicant confers with the Hotel owner. Member Powers seconded the motion and was passed unanimously.

#### **16-10, Global Frontiers Inc., 2008 Equinox Junior, LLC, 3568 Main St, Sign**

Mr. Baker presented the proposed sign for his business. The sign meets the Village's Sign Regulation requirements and the DAC recommended approving the application. Member Campbell recommended accepting the DAC recommendation and approve the application. Member Powers seconded the motion and the application was approved unanimously.

#### **16-11, SVAC, 1940 Southern VT Art Center Dr, Sign**

Ms. Goebel presented photos of the current sign, the location of the proposed sign (moved out of the Village ROW) and mock-ups of the proposed sign. Many of the DRB members were concerned about the overall size of the sign (12 ft<sup>2</sup>) instead of the standard Village sign of 6ft<sup>2</sup>. The applicant reminded the Board that the current sign (12 ft<sup>2</sup>) was approved in application #10-04 and that the business, Café Sora is a tenant. Administrative Officer Scott opined that although the SVAC was not in the B-1, B-2 or EHD Districts, *One Building, Multiple Tenants* of the Sign Regulations could apply. *One Building, Multiple Tenants* allows for a building sign (6 ft<sup>2</sup>) and a tenant sign (6 ft<sup>2</sup>). After some discussion regarding the sign contents (listing all the SVAC

facilities vs only the tenant), Chair Brodie asked for the DAC recommendation and Member Powers stated that the DAC had recommended approval based upon the previously approved (#10-04) and current sign. Member Walla moved that the DRB accept the DAC recommendation and approve the application as proposed. Member Campbell seconded the motion. The application was approved by a 3 to 1 vote. Chair Brodie voted nay.

There being no further business to come before the board, the meeting was adjourned at 12:10 P.M.