



# Village of Manchester, Vermont

## Minutes of a Regular Meeting of the Development Review Board Held on the 5<sup>th</sup> day of June, 2019

**Members Present:** Vice Chair Orland Campbell, Donald Brodie, Renee Waller, Gordon McClellan, Dana McCloskey  
**Member(s) Absent:** Chair Craig Powers, Richard Moore  
**Others Present:** Bill Mariano, Nunn, Steve & Carol Berry, John La Vecchia, Ramsey Gourd, A.I.A., Raymond J Smith, L.A., Marian Haines, Eric Scott, Administrative Officer

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

### Minutes:

Approve the draft minutes of the May 01, 2019, meeting.

Vice Chair Campbell noted that the combination of absentees at the May meeting and this meeting meant that a quorum of members who attended the May meeting could not be met and the approval of the May draft minutes was tabled.

### Applications:

18-38, Land Rover (CWI Manchester Hotel), 80 Union St, Sign

Mr. Mariano, agent for Land Rover presented the sign application to the Board. Mariano showed the Board an actual sized sign, color and text. The members wanted to know the location of the post. Mariano described on a photo the distance (6 ft.) from the edge of the sidewalk and the existing driveway (6 ft.). Scott was asked if the sign would be in the Union Street right-of-way (ROW). Scott replied that the ROW location was not known to the applicants or him and he presented draft language recommended by Trustees Deck and Mariano to resolve regulating signs in the ROW. Scott stated that the proposed location for this sign exceeds the draft language.

Vice Chair reviewed the recommendation of the DAC and noted that the conditions listed by the DAC had been met by the applicant. Member McClellan moved and Member McCloskey seconded that the DRB approve the application. The members voted unanimously to approve the application.

19-20, Steven & Carol Berry, 468 West Road, Alteration

Mr. Berry, new owner presented to the Board the current condition of the small dark kitchen and the proposal to push the kitchen wall onto the current front porch. Berry stated that the house was over-build and the structure beneath the porch was sufficient to support the new kitchen. Carol Berry presented a well thought out landscape plan. Member Brodie stated that the structure is in the RR-2 zone and the Preservation design sub-district and thought although the proposal changes the streetscape, the house is far enough from the street that the change will be minor as seen from the street. Member Waller thought the proposal made a big improvement.

Member McClellan moved to accept the proposal and approve the application. Member Waller seconded the motion and it passed unanimously.

19-21, Ramsey Gourd, A.I.A. (J Michael & D Walker), 515 West Fields Rd, New Construction

Mr. Gourd presented elevations, site and landscape plans for a new home on West Fields Road. The home is not visible to the public, but it will be spectacular. Gourd presented samples of the stone siding, cedar siding and architectural shingles.

Landscape Architect. Raymond Smith presented the landscape and lighting plan. Mr. Smith stated the lighting would be minimal both in the number of lights and the areas illuminated. Most of the landscaping will be to create gardens to enhance the natural stone in the rear and very few trees will be removed.

Member Brodie asked Scott if the application met the setback requirements. Scott reminded the Board that Mr. Gourd had addressed the Board at the May meeting regarding setbacks and the current proposal meets the current Bylaw setback limits. Gourd stated that the homeowners association in this private subdivision had approved the design.

Member McClellan moved to accept the recommendation of the DAC and approve the application. Member Waller seconded the motion and it passed unanimously.

**Other Business:**

Discussion and decision regarding changing the date of the next regular meeting scheduled for July 03 to July 10 or another date.

Due to the close proximity to the Fourth of July Holiday, two members will not be able to attend the next regular meeting scheduled for July 03. Discussion followed regarding a joint meeting with the Planning Commission but in the end there wasn't a lot of interest. Vice Chair Campbell moved that the next regular DRB meeting be held July 17, 10:00 AM. Member Waller seconded the motion and it passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 11:15 A.M.