



# Village of Manchester, Vermont

## Minutes of a Regular Meeting of the Development Review Board Held on the 5th day of July, 2017

**Members Present:** Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Bob Johnston  
**Member(s) Absent:** Gordon McClellan, Renee Waller, Al Michaels, Andrea Ross  
**Others Present:** Meredith Whatley, Mountain Media, Marie Garay, Mountain Media, Alan Sullivan, Sullivan PLLC, Greg. Boshart, AIA, Maple Valley Design Build, William Badger, AIA, Badger and Associates, Eric Scott, Administrative Officer

Chairman Brodie called the meeting to order at 10:02 A.M.

### Minutes:

Approve the draft minutes of June 07, 2017, meeting.

Member Campbell moved to accept the minutes as written with the spelling corrections noted by the Chair. Member Powers seconded the motion and the motion passed unanimously. The spelling errors have been corrected, again.

### Applications:

17-17, Manchester Life Magazine, Equinox Junior LLC, 3568 Main St, Sign.

Marie Garay explained to the Board a project called ART Manchester. Manchester Life Magazine is partnering with SVAC and local businesses on the project and it is supported by a grant from Cota & Cota, Inc.

SVAC has offered off-site exhibition space throughout the Village and Town of Manchester and will connect Vermont artists with visitors and residents by converting storefronts into pop-up art galleries. The exhibits will provide opportunity for local artists to display and sell their work. The sign will be displayed beginning July 1 through Labor Day.

The Chair asked for the recommendation of the DAC. Vice-Chair Powers reported the DAC believed this to be a Temporary Sign per the Sign Regulations, however the Sign Regulations only allow a temporary sign to be displayed for 15 days. The DAC recommends that the DRB approve the temporary sign for the duration of the project (66 days). Member Johnston moved that the DRB accept the recommendation of the DAC. Member Powers seconded the motion, discussion ended and the motion passed unanimously.

17-16, Sullivan PLLC, Equinox Junior LLC, 3568 Main St., Sign.

Mr. Allan Sullivan describe to the Board his background and change of employment. He explained to the Board that he had leased space in the Equinox Junior building for his new law firm and spouse's forensic accounting business. Vice-Chair Powers reported that the DAC overwhelming approved the proposed sign and recommended the approval of the application. Member Powers moved that the DRB accept the recommendation of the DAC. Member Johnston seconded the motion, discussion ended and the motion passed unanimously.

17-13, J. Bradley, G. Boshart, AIA, Agent, 2694 Main St., Alteration.

Greg Boshart, AIA, presented plans to convert an existing workshop at the Bradley property to be used as an Accessory Dwelling Unit. The will have new windows and a new door installed that will keep the barn architecture. The color will be barn red. No additional landscaping is anticipated. State permits will be needed. Member Johnston reported that the DAC was satisfied with the application and recommended that the DRB approve the application. Member Campbell moved that the DRB accept the recommendation of the DAC. Member Powers seconded the motion, discussion ended and the motion passed unanimously.

16-38B, Yemin McDougal, W. Badger, A.I.A, Applicant, 3467 Main Street, Amendment (Carriage House).

Mr. William Badger, AIA presented the plan to connect the house to the carriage house at the subject property. Mr. Badger has presented various proposals to the DRB. This matter was tabled at the June 07 meeting. Mr. Badger presented plans for an underground passageway between the buildings. Two small additions would be needed, but the additions are not substantial. Vice Chair Powers stated that the DAC preferred the underground passageway over the other proposals and recommended that the DRB approve the application. Member Johnston moved that the DRB accept the recommendation of the DAC. Member Powers seconded the motion, discussion ended and the motion passed unanimously.

**Other Business:**

Review Cowles/Miness Site Plan.

The approval of permit 16-28A by the DRB was appealed this spring and through mediation the applicant presented an agreed upon plan and location of the garage. Member Campbell moved that;

The DBR has determined that the proposed location of the Cowles' garage, as depicted on the Site Plan with a release date of 06/08/17 presented at its 7/5/2017 meeting, complies with the Village Bylaws and that the garage's minor change of location on the lot was not substantial enough to alter the validity of the previously approved permit (16-28A) issued by the Board. Member Johnson seconded the motion. Discussion concluded and the motion passed unanimously. This action will be forwarded to the Board of Trustees.

Brian Knight, Board of Trustees spoke to the DRB regarding the need to begin updating the Village Bylaws. The need to update the Bylaws was supported by the members present and will work with the Planning Commission on this project.

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