



# Village of Manchester, Vermont

## Minutes of a Regular Meeting of the Development Review Board Held on the eleventh day of July, 2018

**Members Present:** Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Bob Johnston, Renee Waller

**Member(s) Absent:** Gordon McClellan, Dana McCloskey

**Others Present:** Alan Benoit, AIA, Frank Murdock, Christian C. Heins

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

### **Minutes:**

The minutes of the last meeting of June 6<sup>th</sup> were unavailable due to computer problems and were not dealt with. The clerk of the Board being on vacation Member Campbell agreed to fill in as acting clerk.

### **Application:**

Application 18-18 Frank Murdock, All M LLC 4201 Main Street - Alteration

Alan Benoit, architect for the project spoke first and gave an overview of what was planned. Frank Murdock came next and gave some of the history of the building, originally built in 1851, and indicated the problems currently existing: asbestos siding, water leaks, water in basement, no insulation, poor construction of old addition. Mr. Benoit then went ahead with a more detailed description of the planned renovation: removal and replacement of the old addition at the rear and insulation, repair and renovation of the original building in the front. The building will be finished with white vinyl siding and capped with a grey standing seam roof - examples of both were provided. It was noted that new addition, replacing the old, would be a little higher than the original house in the front of the property and that the roof of new addition would rise slightly above that of the house itself.

Committee discussion centered on the fact that the building was a pre-existing non-conforming building and that the renovations and improvements planned were basically necessary and long overdue improvements and repairs. It was suggested that the effect of the rear addition roof rising above that of the front house itself could be mitigated by reducing the length of the rear roof and joining it to the house with a hipped joining to reduce the appearance of the height difference from the street. The applicants agreed to this approach.

Member Johnston indicated that the Design Advisory Committee had approved the application.

Vice Chair Powers moved that the application be approved subject to the use of the hipped joining of the rear and front roofs. Member Waller seconded and the motion passed unanimously.

**Other Business:** Consider a meeting date in July to discuss Bylaw changes.

In the following discussion it was decided to discuss Bylaw changes at our next regular meeting and perhaps schedule more meetings to deal with Bylaw issues at that meeting.

There being no further business to come before the Board, the meeting was adjourned at 10:45 A.M.

Submitted, Orland Campbell, Jr. - acting clerk