



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the fifth day of August, 2015

Members Present: Chairman Donald Brodie, Orland Campbell, Julie Hanes, Al Michaels, Craig Powers, Janet Hurley, Alternate, Ellen Ogden, Alternate
Members Absent: Karen Walla, Tom Deck
Others Present: Siobhan Pine, Ken Glasier, Doug & Kate Schone, Mark & Melody French, Mark D'Angelo, Brian Knight, Eric Scott, Administrative Officer

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

Swearing in re-appointees and new appointment.

Members Brodie, Michaels, Powers and Alternates Hurley and Ogden swore to truly and properly carry out the duties and responsibilities as a members of the Village of Manchester, Development Review Board to the best of their ability, properly administer the Ordinances, Bylaws and Regulations of the Village of Manchester, the laws of the State of Vermont, and the Constitution and laws of the United States of America, as they may apply to those duties and responsibilities.

Minutes:

The draft minutes of the meeting of July 01, 2015, were reviewed. Member Campbell moved that the minutes of the meeting of July 01, 2015, be approved. Member Michaels seconded. The vote by was unanimous in favor by those members who attended the July 01 meeting.

Applications:

15-20, H. Campbell, 2648, Main St., Addition

Member Orland Campbell recused himself for the Board and represented Hong Campbell, owner. Mr. Campbell presented a building plan detailing the addition to the rear of the structure. The site plan detailing the dimensions of the structure and the property was presented. The addition is well within the setbacks and no change of color is anticipated. Member Powers moved to approve the application with the condition that the construction hours be limited to 7 AM to 6 PM, M-F and 7 AM to 2 PM, Saturday and no construction on Sunday or national holidays. Member Hanes seconded and the motion passed unanimously. Mr. Campbell rejoined the Board.

15-22, S. Pine, 110 Franklin Ave., Alteration (driveway)

Alternate Member Ogden recused herself from the Board. Siobhan Pine presented a site plan detailing the dimensions, setback, landscaping and position of a new driveway. The new driveway is on the right side of the home and it replaces the previous driveway to the left. Ellen Ogden, an adjoining property owner expressed her dissatisfaction of the size and location of the driveway and lack of screening. Mrs. Pine replied that the location is proposed to be further back on the parcel, the width of the drive in the front yard will be narrower and screening is planned, but probably will not be planted until spring of 2016. Finally, Ms. Ogden expressed her frustration of a construction project that has lasted 18 months. Mrs. Pine acknowledged the disruption the project has caused and stated that a lot of mistakes were made early in the project and a second contractor was required to complete the work. She also pointed out how much the property will be improved when the project is completed.

Chairman Brodie inquired about the status of the other five permits. Administrative Scott stated that he had visited the Pines' home and found all the work done to-date to be in compliance with the issued permits. He also stated that the appearance of the property was greatly improved with the removal of the construction debris and installation of the lawn.

Member Hanes asked to the site plan had been surveyed and included a landscape plan. Mrs. Pine assured her it had been surveyed and screening was planned. Member Campbell moved to approve the application and Member Michaels seconded the motion. The motion passed unanimously. Member Hanes abstained. Alternate Member Ogden rejoined the Board.

15-24, Burr & Burton Academy, 57 Seminary Ave., Sign

K. Glasier, Director of Facilities presented a mock-up of the new scoreboard and the attached signage. Administrative Officer Scott asked the Board to determine if the text above the scoreboard should be considered a sign and meet the requirements of the Village's Sign Regulations. The Board unanimously declared that the text was part of the scoreboard, hence the Sign Regulations were not applicable. No permit is required for a scoreboard and the fee was returned.

15-25, Burr & Burton Academy, 57 Seminary Ave., Fence

K. Glasier described the fence that will be installed between the Judy McCormick Taylor Field and West Union Street. The fence will be a black, vinyl coated link fence four feet tall. Member Michaels moved to approve the application. Member Powers seconded the motion and the motion passed unanimously.

15-27, D. Schone, 600 Longview Dr., Alteration (new roof, doors & change-of-color)

Mr. Schone presented plans to update the home they recently purchased. A new roof, front door, garage door and change-of-color are all part of the update. Mr. Schone presented samples of the material and a mock-up showing the updated structure. Board members asked Mr. Schone questions about the colors chosen and the roofing material. Mr. Schone explained the cedar shake shingles had deteriorated and will be replaced with asphalt which are less expensive and compatible with the neighborhood. Member Campbell moved to approve the application. Member Hanes seconded the motion. Member Campbell then moved to amend his motion to include the condition that the construction hours be limited to 7 AM to 6 PM, M-F and 7 AM to 2 PM, Saturday and no construction on Sunday or national holidays. Member Hanes second the amendment and both the motion and amendment passed unanimously.

Other Business:

Discussion of business condominium ownership.

Mark & Melody French were in attendance to hear the discussion regarding possible condominium ownership of the structure The Silver Fork restaurant occupies. The Board determined that the type of ownership (condominium) is a legal arrangement between two parties, rather than a zoning matter. The Board did make it clear that the property could not be subdivided and all other Bylaws would be in effect.

Discussion of an amendment (re-configured employee parking) to the Taconic Hotel permit.

Mark D'Angelo, Construction Manager for the Taconic Hotel project presented proposed changes (move parking back from Main St.) to the employee parking area on the east side of Main Street. The Members asked Mr. D'Angelo if the screening could be moved also to make the green space more visible. The Members also asked that the location of the cross walk be reconsidered in light of the changes. Mr. D'Angelo concurred and agreed to return at a later date.

Discussion of sidewalk seating at Mulligan's

No representative of Mulligan's Pub & Restaurant was present and the matter was tabled.

Recommend DAC members (2) for Trustee appointments

Following some discussion, it was determined that only one new member was needed and Chairman Brodie asked the members for recommendations at the next meeting. Members Hanes, Powers, Ogden, Lewis were recommended for reappointment by the Trustees.

There being no further business to come before the board, the meeting was adjourned at 11:50 A.M.