



Village of Manchester, Vermont

Minutes of a Special Meeting of the Development Review Board Held on the 22nd day of August, 2019

Members Present: Chair Craig Powers, Vice Chair Orland Campbell, Donald Brodie, Renee Waller, Gordon McClellan, Dana McCloskey, Richard Moore

Member(s) Absent: Bill Mariano

Others Present: Anthony MacLaurin, Victor Waller, Mark Tashjian, BBA, Dennis Glasier, BBA, Dennis Filippi, BBA, Adam Portz, SE Group, Kyle Murphy, KaTO, Eric Scott, Administrative Officer

Chair Powers called the meeting to order at 11:50 A.M.

Minutes:

The draft minutes of the July 31 meeting were not considered.

Waiver:

Consider a request from Burr & Burton Academy to waive the maximum height allowed in the Village Residential (VR) Zoning District.

After completing the site visit, the Board convened to consider waiving the height allowed in the Village Residential Zoning District (35'). Burr & Burton Academy (BBA) had provided a lot of detail in the request for a waiver, dated July 18, 2019. The applicant requested that the maximum height allowed be 45.5'. This height is similar to the height of other buildings on the BBA campus. The site visit stopped at several locations as the group proceeded west along Seminary Ave. toward BBA. At no time was the top of the proposed building (delineated by balloons on a stick) visible from Seminary. At best, the proposed building's north side is visible between Seminary Building and Rowland Center building, through the trees, in the winter.

On a motion by Vice Chair Campbell, seconded by Member McClellan the DRB discussed waiving the maximum height allowed in the VR Zoning District. Campbell stated that the reasons stated in the request dated July 18 clearly set out the reasons for approving a waiver. Member Brodie stated that he felt the application did not justify the added height. Powers believed the site visit satisfied him that the new building will not affect the views.

The Chair asked if there was any further discussion and hearing none, asked for a vote to waive the height requirement in the VR zoning district for the new building at BBA. The motion passed 6-1-0, Brodie voted nay.

Application:

19-33, Burr & Burton Academy, 57 Seminary Ave, New Construction

Discussion on the zoning application began by Member Brodie congratulating architects for following the five principles established by BBA. However, Brodie believes the design violated the essence of the Village's Plan of Development and Bylaws. Brodie read a letter from DAC Member Kolloff regarding the design of the proposed building. Brodie felt there was a lack of Village support and BBA should reconsider the design. Member Moore felt the proposal did not meet his expectations and did not understand the use of slate for siding. Member McClellan thought the application and presentations were well done. Member Waller commented on the interior design and thought the presentation was great. Member Campbell spoke to the advantages BBA brings to the Village. Campbell also brought to the attention of the members the limitations the Bylaws have on public and private schools, specifically design. Campbell thought the proposal was well thought out.

Chair Powers stated how he had been undecided and was not supportive of a "modern" building. Powers was amazed after attending BBA's public presentation and now supports approving the application.

Mark Tashjian, BBA iterated to the Board that BBA asked all the interviewees for a timeless design and believes that the design team achieved this. Kyle Murphy, KaTO stated that a lot of time and effort was extended to build a building that would be functional to educate for the next 20 to 50 years. Tashjian stated that Murphy did not design alone and that there were many partners. Adam Portz, SE Group stated that the design team has responded to all of the DACs recommendations and was not sure what more could be explained. Portz stated that a new building surrounded by historical buildings should be compatible, but it should not duplicate the historic structure, or to create a false historic appearance.

The Chair asked Member Moore for the recommendation of the DAC had made recommendations and all issues had been addressed at this presentation. Powers asked if there was any further discussion and heard none. On a motion by McClellan, seconded by Campbell, the Development Review Board voted to approve the application by BBA for a new building (Founders Hall). Motion passed 4-0-3, Brodie, Waller and Moore abstained.

There being no further business to come before the Board, the meeting was adjourned at 12:25 P.M.