



# Village of Manchester, Vermont

## Minutes of a Regular Meeting of the Development Review Board Held on the sixth day of September, 2017

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

**Member(s) Absent:** Al Michaels

**Others Present:** Beth Mantaufrey, Dave Brenner, Roger Aberth, Beth Peter Mulcahey, Bill Mariano, Eric Scott, Administrative Officer

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

### Minutes:

Approve the draft minutes of the August 02 meeting.

Member Campbell noted a spelling error and moved to accept the minutes as written. Member Johnston seconded the motion and the motion passed unanimously.

### Applications:

17-23, Fringes, (2008 Equinox Junior LLC, 3568 Main St, Sign

Applicant Beth Mantaufrey described the difficulty potential customers have finding her business. The proposed sign is less the maximum size allowed and will be positioned on an existing hanger. Chair Brodie asked what the DAC's recommendation was. Member Johnston (DAC Chair) reported that the DAC had recommended that the application be approved. Member Campbell moved that the DRB accept the DAC recommendation and approve the application. Member Johnston seconded the motion and it passed unanimously.

17-27, Carolyn Blitz, 90 West Road, Addition

Agent Dave Brenner presented an application for an addition to the rear of the current structure. The addition would be built on an existing slab and is not visible from the street level due to the new fence. The property has been resurveyed and the lot lines have been adjusted. The addition meets the setback requirements, but exceeds the maximum building coverage by 4%. After discussion, the members agreed that a waiver would be required to exceed this dimensional requirement. Chair Brodie tabled a decision until evidence presented at a warned public hearing.

17-28, Oly Equinox Holdings LLC (former Johnny Appleseed Bookstore), 3609 Main St., Change of Use and Patio

Applicant Roger Aberth presented Equinox Resorts plan to change the use of the property from office space to a coffee shop. Mr. Aberth stated that the Resort wanted a use to be an experience similar to what the community felt when the structure was a bookstore. No exterior changes are planned other than the addition of a patio on the side yard for outdoor seating. At this time no lighting or signage is planned. Members discussed screening ranging from a complete screening, a filtered screen to no screening. The consensus was some type of filtered screening would be preferred. Member Johnston reported that the DAC recommended approving the application. Member Powers moved that the DRB accept the DAC

recommendation and approve the application on the condition that the applicant submit an acceptable landscape plan. Member McClellan seconded the motion and it passed unanimously.

17-29, Peter Mulcahey, 620 Riverbend Rd., Alteration

Applicant Peter Mulcahey presented plans to alter the house on Riverbend. Mr. Mulcahey intends to convert the 1½ story garage to a two story structure, add dormers to the front and rear, change the garage and front doors and a small deck and pergola in the rear. New siding will match the existing siding in material and color, but the new garage roof will be charcoal colored standing steel seam roof. Member Johnston reported that the DAC recommended approval of the application and noted that the house is not visible from the street. Member Campbell moved that the DRB accept the DAC recommendation and approve the application. Member Waller seconded the motion and it passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 10:50 A.M.