



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 7th day of September, 2016

Members Present: Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Bob Johnson, Gordon McClellan, Renee Waller
Member(s) Absent: Al Michaels, Andrea Ross
Others Present: Tom Hoffman, Homestead Landscaping, Robert Buchan, Roaring Brook Construction, Darren Foster, Frank Parent, Long Trail Engineering, Peter Campbell, Eric Scott, Administrative Officer

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

Chairman Brodie introduced newly appointed Member Waller.

Minutes:

The draft minutes of the meeting of August 03, 2016, were reviewed. Member Campbell moved that the minutes of the meeting of August 03, 2016, be approved. Member Johnson seconded. The vote by was unanimous in favor.

Applications:

16-19, Carolyn Blitz, T. Hoffman, Applicant, 90 West Road, Fence

Mr. Hoffman presented the site plan, photos of the proposed fence. The fence will replace the existing fence with the following changes. The end of the fence will be moved back from West Road, the fence height will be less than ~8' at the front of the property, increasing to ~8' along the side and rear yard. Also, after a property line survey, the fence will be on the applicant's property. Chair Brodie asked for the DAC's deliberations. Member Powers, DAC Chair stated that the DAC was pleased to see the improvement in the area and recommended approval. With no further discussion, Member Campbell made a motion to accept DAC's recommendation and approve the application. Member Powers seconded the motion and the motion passed unanimously.

16-20, Darren Foster, 914 Equities LLC, Roaring Brook Construction, Applicant, 48 West Road, Accessory Building

Mr. Buchan presented Mr. Foster's proposed accessory building to the Board members including site plans showing different elevations and including historical drawings of the Library. This property is considered a corner lot per the Bylaws and presents siting issues. Business-1 zoning set front and side setback distances that leave very little space for an accessory building. Mr. Buchan referred to past discussions the DRB had regarding the recent approval of the Taconic Hotel structure and demonstrated that hardly any building along Main Street meets the setback requirements of the Bylaws. Mr. Buchan brought the DRB attention to Section 4.3.3. NEW CONSTRUCTION IN THE HISTORIC CORE SUB-DISTRICT. This Section of the Bylaws

speaks to “conform to the orientation characteristic of the specific historic site” and “...compatible with the historic structure ...”.

Chair Brodie asked for the decision of the DAC. Member Johnson, a DAC member stated that the DAC believed that the project met the criteria in Section 4.3.3. and recommended approval. Overall, the DRB members were supportive of the changes Mr. Foster was making to the property. Chair Brodie stated that the Village prefers garage doors not face the street(s) and asked if the carriage house could be rotated 90⁰ so the garage doors would face the current structure. Owner Foster was acceptable to the idea and stated Mr. Buchan would provide new elevation drawings. It was also noted that samples of the roofing, siding and brick had not been provided.

Member Campbell moved that the application be approved subject to rotating the structure and submittal of the material samples. Member Waller seconded the motion and it passed unanimously.

16-21, Darren Foster, 914 Equities LLC, 48 West Road, Alteration (dormers)

Mr. Foster presented elevation drawings of the former library particularly of the roof line and the current orientation of the dormers. The dormers used to be vents for the air exchange system, but with the removal and replacement of the old system, the dormers will be converted to dormers, the addition of one dormer on the West Road side and all the dormers will be arranged in a straight line. Additionally, Mr. Foster will add a new (although the original building had a south dormer) to south side of the structure.

Chair Brodie asked for the DAC’s deliberations. Member Powers, DAC Chair stated that the DAC recommended approval. With no further discussion, Member Powers made a motion to accept DAC’s recommendation and approve the application. Member Campbell seconded the motion and the motion passed unanimously.

16-22, Crooked Ram, F. Parent, Applicant, 4026 Main St., Alteration (front door, lighting, fence, change of use)

Mr. Peter Campbell, new owner of 4026 Main Street discussed with the DRB members his business plans for the building. The dwelling in the structure will remain and the other story will be a beer sampling and sales outlet. Permits with the State of Vermont had not been acted upon at the time of the meeting.

Mr. Parent presented the site plans and photos of the materials proposed. The fence on the side of the building was discussed including color (natural), height and location. The solid front door is proposed to be replaced by door with a ¾ length pane of glass. A change in the light fixtures was discussed but the applicant will reevaluate the light fixtures as the project is completed.

Parking was discussed. There is adequate parking for the residents (2) and employee (1) in the rear and adequate customer parking in the front. Discussion continued as to whether the parking requirements for retail or restaurant applied. For either designations, parking is adequate. However, the DRB believe that the business plan reflected a restaurant rather than retail regardless of the State’s permitting process. This application also includes a Change of Use.

With no further discussion, Member McClellan made a motion to approve the application. Member Powers seconded the motion and the motion passed unanimously.

16-23, Crooked Ram, F. Parent, Applicant, 4026 Main St., Sign

Mr. Parent presented drawing of the sign that will replace the former sign. The proposed sign meets the dimensions of the Sign Regulations. Administrative Officer Scott stated that the sign location is within the Village right of way (ROW) and Section 10.5.3. of the Sign Regulations apply. Scott stated that the existing building does not nearly border the ROW and the Board of Trustees (BOT) or representative would have to approve the location.

Mr. Scott stated that at the September 06, 2016, BOT meeting, President Knight stated that for the purposed of administrating the Sign Regulations, Mr. Scott could represent the BOT and approve a sign in the ROW. Mr. Scott asked for input from the DRB in considering the four criteria in 10.5.3. The DRB considered the four criteria in 10.5.3. and found no objections. Mr. Scott representing the BOT on this matter approved the location of the proposed sign.

With no further discussion, Member Campbell made a motion to approve the application. Member McClellan seconded the motion and the motion passed unanimously.

Other Business:

Mr. Scott stated that he was approving a Minor Permit for a Change of Color at 98 Franklin Ave.

Mr. Scott asked the DRB members if a set of driveway columns, not viewable from the street needed a zoning permit. Scott stated the homeowners association of the area had reviewed and approved the columns. Mr. Scott stated that the Bylaws address fences and walls, but not driveway columns. The DRB members advised Scott that a permit was not needed as long as the columns were not visible from the street.

A potential applicant contacted Mr. Scott recently of plans to build an accessory building. The proposed location will be in conflict with the Village's setback regulations. The owner was asking if the DRB would even consider the application and the DRM replied that they understood the limitations of the particular parcel, however the Board would not comment further without an actual application including a site plan.

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