



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the fifth day of October, 2016

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

Member(s) Absent: Al Michaels

Others Present: Robert Buchan, Roaring Brook Construction, Shadow Santelli, Santelli Signs, Bob Escher, Escher Design, Nina Mooney, David Mooney Architects, Larry Ross, Bob Cowles, Brian Knight, Andrea Ross, Bill Mariano, Tom Deck, Eric Scott, Administrative Officer

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

Member Powers moved that the DRB recommend that the Board of Trustees appoint Dana McCloskey to the DAC. Member Johnston seconded the motion and the vote by was unanimous in favor.

Minutes:

The draft minutes of the meeting of September 07, 2016, were reviewed. Member Campbell moved that the minutes of the meeting of September 07, 2016, be approved. Member Powers seconded. The vote by was unanimous in favor.

Applications:

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

Robert Buchan presented the revised site plan the Board had asked for in the previous meeting. The revised site plan shows the carriage house rotated 90° so that the garage doors do not face a street.

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

16-26, Santelli Signs, Manchester Capital Management, 3657 Main St, Sign

Shadow Santelli presented a mockup of the proposed sign. The new sign replaces the old sign and is in the same location as the previously approved sign. The sign conforms to the Sign Regulations.

With no further discussion, Member Johnston made a motion to accept DAC's recommendation and approve the application. Member Powers seconded the motion and the motion passed unanimously.

16-30, Michael S Cooperman, 612 Prospect St, Accessory Building

Bob Escher using photos showed the Board views of the location of the proposed garage. The site plan with setbacks demonstrated that the structure conforms to the lot dimension

requirements of the Bylaws. Mr. Escher stated the siding, roof and base will match the house in color, architectural features and materials. Three pine trees (two are dead) will be removed.

With no further discussion, Member Campbell made a motion to accept DAC's recommendation and approve the application. Member Johnston seconded the motion and the motion passed unanimously.

16-31, Ekwanok Country Club, 2892 River Rd, Addition (Club House)

Bob Escher presented a brief history of past remodeling projects at Ekwanok. Mr. Escher presented photos of the current structure, site plans, and elevations. Materials, colors, windows will match the existing structure. Chair Brodie asked that the Project Cost and fee be adjusted if the contractor's different than what is indicated on the application. Member Powers reported that the DAC recommended that the application be approved.

With no further discussion, Member Johnston made a motion to accept DAC's recommendation and approve the application. Member Campbell seconded the motion and the motion passed unanimously.

16-33, Ekwanok Country Club, 2892 River Rd, Addition (Pro Shop)

Bob Escher explained to the Board that this project had been approved by the Board in the summer of 2014, however no work was started and the permit expired. Mr. Escher explained that the goal of the remodeling projects were to make the spaces more accessible and better arrangements. The footprints and number of restaurant seats remain the same. Again, the materials, colors, windows will match the existing structure. Member Powers reported that the DAC recommended that the application be approved.

With no further discussion, Member Johnston made a motion to accept DAC's recommendation and approve the application. Member Campbell seconded the motion and the motion passed unanimously.

16-32, Paul & Margot Larkin (D. Mooney, Applicant), 21 Shepards Ln, Addition

Nina Mooney presented a site plan and elevations to the Board. The Larkin's propose to add a second story to the existing garage. The footprint remains the same. Ms. Mooney assured the Board that the structure is not a rental and the Larkin's had no intention of creating an additional dwelling. The space will serve the family only. The remodeled garage will have barn board siding, replacing the light yellow vinyl siding. . Member Powers reported that the DAC recommended that the application be approved.

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

Other Business:

Discussion regarding upcoming public hearings for Ross subdivision and Cowles lot dimension(s) waiver.

Administrative Officer Scott explained to the Board the upcoming Public Hearings on October 26 and the reasons for the hearings. Both applicants were present and a brief discussion was held with each.

There being no further business to come before the board, the meeting was adjourned at 11:10 A.M.