



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the seventh day of October, 2015

Members Present: Chairman Donald Brodie, Tom Deck, Orland Campbell, Julie Hanes, Al Michaels, Craig Powers
Members Absent: Karen Walla
Others Present: R. Downing, Point of Beginning Land Surveying, L. Jorgensen, B. Laberge, Grassroots Solar, M. McLaughlin, K. Lennon, Plough & Stone, Eric Scott, Administrative Officer

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

Minutes:

The draft minutes of the meeting of September 02, 2015, were reviewed. Member Michaels moved that the minutes of the meeting of September 02, 2015, be approved with the correct month (Sept. not Aug.). Member Deck seconded. The vote by was unanimous in favor.

Applications:

14-32, Taconic Hotel East Parking Lot, 3777 Main St, Amendment-Change of location

The Board informally reviewed and suggested changes to an amendment to this permit at the August 05 meeting. R. Downing, representing the Taconic Hotel presented the changes. The Board had suggested a different location for the proposed crosswalk. Mr. Downing stated that the safety consultants could not relocate the crosswalk as suggested. The Board also suggested that the screening be located along the edge of the employee parking lot instead the proposed location along the sidewalk. The Board reviewed the site plan of the relocated screening. Member Campbell moved that the amendment be approved. Member Powers seconded the motion. The vote was unanimous in favor.

15-32, L. Jorgensen, 956 West Road, Alteration-Solar Array

B. Laberge, Grassroots Solar presented plans and pictures of the proposed solar array. The array dimensions are 60' X 14' and will be located in the back yard. Most of the discussion by the Members focused on the visibility of the array to the neighbors. Mr. Jorgensen, owner explained that his back yard is surrounded by brush and is not visible to the neighbors except during the winter.

Chairman Brodie asked for the recommendation of the Design Advisory Committee (DAC). Member and DAC Member Powers stated that the DAC recommended that the application be approved.

Administrative Officer Scott recused himself for the Secretary position to address the board as a neighbor. Scott supported the application but asked that a condition be added to the approval so any unexpected reflection that impacted any neighbor be screened. Scott resumed his role as Secretary to the Board.

Member Campbell moved that the Board accept the DAC recommendation with the condition that screening be maintained to reduce any visual impact to the neighbors. Member Michaels seconded the motion. The vote was unanimous in favor.

15-33, M. McLaughlin, 454, Taconic Ave, Addition-Bedroom

Mrs. McLaughlin presented a photo of the current structure and site plans for the addition. She stated the bedroom will be built above the existing garage and the structures footprint will not change. Members asked for details regarding the materials and colors and Mrs. McLaughlin stated that the roof, siding and colors will match the current scheme.

Chairman Brodie asked for the recommendation of the Design Advisory Committee (DAC). Member and DAC Member Hanes stated that the DAC believed that the addition would not change the character of the current structure and recommended that the application be approved.

Member Campbell moved that the Board accept the DAC recommendation with the condition that construction hours be limited to 7 AM to 6 PM, M-F and 7 AM to 2 PM, Saturday. No construction on Sunday or national holidays. Member Hanes seconded the motion. The vote was unanimous in favor.

15-34, K Lennon, Plough & Stone (2008 Equinox Junior), 3568, Main St, Sign

K. Lennon presented a mockup of the proposed sign and a color sample. The proposed sign will replace the current sign. Mrs. Lennon described the sign and explain the reasoning for the changes.

Member Campbell moved that the Board accept the DAC recommendation with the condition that construction hours be limited to 7 AM to 6 PM, M-F and 7 AM to 2 PM, Saturday. No construction on Sunday or national holidays. Member Michaels seconded the motion. The vote was unanimous in favor.

Other Business:

Members questioned Administrative Officer Scott about the removal of the screening at the Orvis Flagship store. Mr. Scott told the Board that he had met with Orvis representatives and approved the removal on the condition the screen be replaced.

Administrative Officer Scott alerted the Members to the upcoming VLCT's Fall Planning & Zoning Forum.

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