



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 2nd day of November, 2016

Members Present: Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Al Michaels, Bob Johnston, Gordon McClellan, Renee Waller
Member(s) Absent: Andrea Ross
Others Present: Dorothy Miness, Bob Cowles, Berthe Cowles, David Nichols, Consie West, Eric Scott, Administrative Officer

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

Minutes:

The draft minutes of the meeting of October 05, 2016, were reviewed. Member Campbell moved that the minutes of the meeting of October 05, 2016, be approved. Member Powers seconded. The vote by was unanimous in favor.

The draft minutes of the special meeting of October 26, 2016, were reviewed. Member Campbell moved that the minutes of the meeting of October 26, 2016, be approved. Member McClellan seconded. The vote by was unanimous in favor.

Other Business:

Consider waiving the front yard setback dimensions of lands of Bob and Berthe Cowles, 498 Taconic Avenue to permit the construction of an accessory building, for which it is proposed, but does not, for good cause shown, conform to the front yard setback requirement of the Village Bylaw.

Member Powers, DAC Chair iterated the DAC's September 28 recommendation to approve the zoning applications. Powers stated the Committee had no recommendation regarding screening or location of the proposed garage.

Mr. Cowles described the reasons for the proposed location which is closer to Taconic Avenue than the 50' setback stated in the Village Bylaws. The Cowles considered different locations, but the septic field, the creek, slope and lose of open space were factors placing the garage in the proposed location. Cowles also stated that the garage door will not open on to Taconic due to the high traffic volume on Taconic Avenue.

Mr. Nichols stated he supported the garage and the proposed location. Ms. West had "no objections" and commended the Cowles efforts to upgrade the property. Administrative Officer Scott stated that he had received emails supporting the proposal from neighbors McLaughlin and Morris. These emails are in the file.

Mrs. Dorothy Miness, representing Mark Miness, an adjoining neighbor read a statement expressing strong objection to the proposed location and structure. Mrs. Miness did not share a copy of the statement with the Village. Member Campbell stated that without the waiver of the setback requirement the structure would be placed in the center to the side yard and that location would be unacceptable to him. Campbell suggested that the garage be placed in-line with the dwelling (28' setback). Member McClellan stated he supported Member Campbell's 28' setback proposal and he felt a garage was preferable looking at a car left outdoors.

Discussion between Member Waller and Mrs. Cowles revealed that the Cowles expected to have only one car on the property. Members Powers and Johnston both supported the 28' setback proposed by Campbell versus the 20' proposed by the applicant. Chair Brodie summarized the discussion as three options. One, deny the waiver and the garage in the center of the side yard. Two, the setback proposed by the applicant (20'). Three, the setback proposed by Member Campbell (28'). Mrs. Cowles iterated that the option one would cause the loss of a lot of open space. Mr. Cowles stated that the 28 feet setback could be accommodated, but offered that a setback of 24 feet would be acceptable and minimize the amount of fill needed due to the grade.

Screening was discussed. Mr. Cowles stated that there was currently a large shrub that would screen the garage from Taconic Avenue and Mrs. Cowles added that the back side could have deciduous shrubs as a screen. Chair Brodie asked Mrs. Miness if the proposed screening would be acceptable. Mrs. Miness answered that screening made no difference and she restated her opposition to the structure. Mrs. Miness added that evergreen screen would be preferred.

Member Campbell stated that the proposed garage conforms to the nature and character of the area, but does not, conform to the dimensional requirement of the Bylaws and moved that the dimensional requirement (front yard setback) of the Village Bylaws be waived, conditioned that the front yard setback along Taconic Avenue be 24 feet for the purpose of constructing the proposed garage described in the site plan on file. Member Powers seconded the motion. Members Brodie, Powers, Campbell, Johnston, McClellan voted affirmative. Members Michaels and Waller dissented. Mr. Campbell's motion passed by a 5 to 2 majority.

Applications:

16-28, Bob and Berthe Cowles, 498 Taconic Ave., Accessory Building

Chair Brodie asked for the recommendation of DAC. Member Johnston, DAC member stated that on September 28, the DAC recommended to approving the zoning application for the accessory building. Johnston stated the Committee had no recommendation regarding screening or location of the proposed garage. Member Powers moved that the DRB accept the recommendation of the DAC and Administrative Officer Scott and the Cowles agree upon an acceptable screening. Member Johnston second the motion. With no further discussion, Chair Brodie called for a vote. The motion passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 10:45 A.M.