



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the seventh day of November, 2018

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

Member(s) Absent:

Others Present: Peter Campbell, Ramsey Gourd, Steve Hall, Eric Scott, Administrative Officer

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

Minutes:

Approve the draft minutes of the October 03 meeting.

Member Brodie moved that the draft minutes be approved. Member Johnston seconded the motion and with no discussion, the Chair called for a vote. The minutes were approved unanimously.

Applications:

18-33, 4026 Main Street, LLC, 4026 Main St., Sign

After some discussion between the Board and the applicant regarding the size of the proposed sign, the application was withdrawn.

18-29, Ramsay Gourd, A.I.A., Ramsey Gourd Architects, applicant for Joanne F Lerner, 491 West Road, Addition

Mr. Gourd described the small addition of the structure's screened porch. DAC Chair Johnston reported that the DAC had reviewed the design .thought it was great and recommended that the DRB approve the application. Member Campbell moved to accept the DAC's recommendation and Member Brodie seconded. With no further discussion, the application was approved unanimously.

18-34, Steve Hall, Landgrove Building & Design Co., applicant for Donald and Nancy Kendell, 3049 River Rd., New Construction

Mr. Hall described the proposed home as a combination of classic New England with a touch of southern low country. Siding will be white clapboard, shutters where appropriate with be a gray/blue color and white clad and most will be a 2 over 2 light cut. The garage doors will be a barn style. Roof will be metal standing seam, grey in color. Modest gardens and landscaping will surround the house and the driveway lined with crabapples. Lighting will be minimal. Copper hanging and wall hanging lanterns.

DAC Chair Johnston reported that the DAC had spent some time reviewing the design. The design met all of the DAC criteria and recommended that the DRB approve the application. Member Johnston moved that the Board accept the recommendation of the DAC and approved the application. Member Campbell seconded the motion and it passed unanimously.

Other Business:

Review possible changes to Village Bylaws;

Section 8 Planned Unit Development (PUD).

Given the late hour, there was an informal discussion of what a PUD was and how a PUD overlays other zoning districts. No changes were proposed and the Board will revisit Section 8 at a later date.

The Board agreed that a Special Meeting would be necessary to keep moving forward on the Bylaws update. A Special Meeting is scheduled for Wednesday, November 14, 9:00 AM. There being no further business to come before the Board, the meeting was adjourned at 11:20 A.M.