



# Village of Manchester, Vermont

## Minutes of a Regular Meeting of the Development Review Board Held on the Seventh day of December, 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:** Katherine Zackham, Terry Findeisen, Eric Scott, Administrative Officer

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

### Minutes:

The draft minutes of the meeting of November 02, 2016, were reviewed. Member Powers moved that the minutes of the meeting of November 02, 2016, be approved. Member Campbell seconded. The vote by was unanimous in favor.

### Applications:

16-34, Katherine & Justin Zackham, 445 West Road, Demolition, Accessory Building, Alteration

Katherine introduced herself and why her family was moving to the Village. She stated she was drawn to the area due to the large number of historical buildings. Terry showed historical photos of the structure and demonstrated how the home had been moved and how the additions over the years had created the current structure including the swimming pool room. Terry and Katherine then presented the three phases of the project.

The current entrance was an addition and with the two unaligned entrance doors, the entrance does not work well and is deteriorating. The Zackhams will remove the atrium and replace it with a white porch reminiscent of the porches at the Equinox Resort. The original entrance door will remain.

The kitchen roof will have a deck with white railing added and deteriorated windows will be replaced.

The swimming pool room will be demolished and replaced by a carriage house. Considerable time was taken discussing height, doors and siding of the proposed garage. Katherine stated the siding will be weathered pine and the height, excluding the cupola will be less than the maximum allowed in the Bylaws (35').

Lighting was discussed. Terry showed fixtures (2) that will be added to the garage. Katherine described the two gates that would be installed. The first would remain closed at the easement and the second at the primary entrance would remain open. No landscaping changes are anticipated.

The Chair asked Administrative Officer Scott if the application was complete. Scott replied affirmative. The Chair asked for the recommendation of the DAC. Member Powers, DAC Chair stated that the DAC recommended approval. The DRB Chair polled the DRB members and each member had positive comments. Member Campbell moved that the DAC recommendation be accepted and the application approved. Member McClellan second the motion and the Board approved the application unanimously.

**Other Business:**

Administrative Officer Scott informed the Board that the approval of the lot line dimensions waiver (16-28A) and the zoning permit (16-28) had been appealed by Mark Miness, an adjoining neighbor. Chair Brodie stated that he would pass along information to the members as more information became available.

There being no further business to come before the Board, the meeting was adjourned at 10:55 A.M.