



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 8th day of January, 2020

Members Present: Chair Craig Powers, Vice Chair Orland Campbell, Donald Brodie, Gordon McClellan, Dana McCloskey, Richard Moore, Bill Mariano

Member(s) Absent: Renee Waller,

Others Present: Shawnon Hunter, William Badger, A.I.A., Scott Thompson, Scott Thompson Construction, Beth Boepple, Esq., Jim Lewis, Village Road Commissioner Eric Scott, Administrative Officer. Nick DiMaio, NJD Consulting, LLC and Justin Mulcahy, Petrie Construction LLC via phone conference.

Chair Powers called the meeting to order at 10:02 A.M.

Minutes:

Approve the draft minutes of the December 04 regular meeting and December 30 special meeting.

On a motion by Campbell, seconded by McCloskey, the Development Review Board voted to approve the draft minutes of the December 04 regular meeting and December 30 special meeting. The motion passed unanimously.

Applications:

20-01, Blue Heron Holdings LLC, (The Honeycomb), 4351 Main St, Sign

Shawnon Hunter described the change in ownership at the former Green Door Spa and the plans her and her husband have for The Honeycomb. Shawnon stated the signs (2) were the same size and location as the previous signs and only the content and color changed in the proposal.

On a motion by Brodie, seconded by Moore, the Development Review Board voted to approve the application. The motion passed unanimously.

19-50A, Ancadia Properties, W. Badger, Agent, 3496 Main St, Amendment

Mr. Badger and Mr. Thompson provided a short description of the project as the Board had heard the presentation at the December 30 meeting. This amendment is to add 10 feet to the previously approved barn.

On a motion by Campbell, seconded by Brodie, the Development Review Board voted to approve the application. The motion passed unanimously.

20-02, CWI Manchester Hotel LLC (former Music Hall), 56 Union St, Demolition

Ms. Boepple described the current condition of the former Music Hall and the demolition permit issued by the Village in 2012. The poor condition of the structure in 2012 was well documented and those conditions have not improved in the past eight years. Preservation Trust of Vermont (PVT) had gotten involved after the demolition application was approved in 2012 and Ms. Boepple explained the efforts PVT had made to find use for the structure and conversations she had with the former President, Mr. Paul Bruhn.

Per Boepple, Bruhn, now deceased had stated the PVT would not stand in the way of the demolition. Boepple stated that CWI this would be addressed in a PVT Mitigation Plan to be prepared by Brian Knight Research. Boepple also stated that an Act 250 addendum is needed. Scott asked to be copied.

The Board asked several questions of DiMaio and Mulcahy regarding;

Union Street; the parking spaces and sidewalk on the south side of Union St. will not be accessible to the public for approximately 30 days in the spring of 2020.

Construction Schedule; Construction hours will be limited to 7 AM to 6 PM, M-F and 7 AM to 2 PM, Saturday. No construction on Sunday. The optimistic schedule is mid-March through mid-April.

Other topics included; types of equipment (crane), movement of demo material (dumpsters generally will be in the rear parking area and access will be between the club house and Land Rover Experience), recycling/reuse (part of PVT Mitigation Plan), dust control (sprayed water as needed), pest control (pest control company has been hired), notification and protection of neighboring buildings (Act 250 proceeding will notify neighbors), security (surrounded by fencing) and lead paint abatement (will check with Town Health Officer). Note, asbestos was removed in 2000.

On a motion by Campbell, seconded by Brodie, the Development Review Board voted to approve the application with conditions. The conditions are; No lane closures on Union Street. At the completion of the demolition, the area shall be backfilled with bank-run gravel, topsoil and then seeded with turfgrass. A Certificate of Insurance. Copies of all other permits.

The motion with conditions passed unanimously.

Other Business:

Review of letter to Planning Commission from the Board of Trustees regarding changes to zoning.

Continue review of Section 9 – Special Regulations of the Bylaws.

Tabled.

There being no further business to come before the Board, the meeting was adjourned at 11:12 A.M.