

VILLAGE OF MANCHESTER
Manchester, Vermont

Minutes of a Meeting of the Development Review Board
And the Planning Commission
Held on the 4th day of February, 2013

Members Present: Donald Brodie, Barry Brown, Tom Deck, Joe Giolito, Julie Hanes,

Members Absent: Al Michaels, Andrea Ross

Others Present: Brian Knight, Orland Campbell, Bob Escher, Karen Walla,
Jason Walla, James Carter

Comm. Brown called the meeting to order at 7:00 P.M.

Minutes: Tabled to the March meeting of the Board

Development Review Board Applications:

Application 12-15(A), Inn at Manchester, 3967 Main Street: for an amendment, to permit a black standing seam metal roof on the front porch of the Inn.

Julie Hanes, a member of the Board, recused herself from any participation in the consideration of the application, and left then Board table.

Ms. Hanes then presented the application. She advised the Board that the existing permit requiring the installation of synthetic slate on the porch roof provides insufficient slope to permit shedding of water, snow and ice. Installation of a standing seam metal roof will resolve the problem.

The Inn is not located within the Historic Core Design District, but, rather in the Preservation Design District, and in several other nearby Main Street properties, applicants have been permitted to install standing seam roofing. Among those properties are the Fly Fishing Museum; the Orvis Fly Fishing School, and the Larkin residence.

Ms. Hanes also advised that research indicated the likelihood that, at one time, the porch roof was welded metal, and was replaced in the 1960's by the existing rubber membrane roof.

After discussion, Comm. Brodie moved that the application be approved. Comm. Giolito seconded. The vote was 4-0 in favor.

Application 13-01, Ekwanok Country Club, 3310 Main Street: for a dining room, grill and patio addition.

Bob Escher, the architect who designed the additions presented the application. Mr. Escher presented the site plan, elevations and architectural renderings of the proposed additions, and described their purposes.

The additions will add approximately 880 square feet to the existing Club structure, and will provide added dining room space, as well as a separate grill-room and adjacent patio. All added siding and trim will match the existing building. There will be no additional landscaping required. Additional exterior lighting details were provided, together with vendors' literature. Existing security lighting will be retained.

Mr. Escher requested that the permit for the construction be issued for a two-year period, since construction is not expected to commence for several months.

After discussion, Comm. Hanes moved that the application be approved. Comm. Giolito seconded. The vote was 5-0 in favor.

Application 13-02, Blue Heron Holdings, LLC, 4351 Main Street: for alterations, to provide exterior access to the second floor of the building.

Jason Walla, one of the applicant corporation's principals, presented the application.

Mr. Walla presented artist's conceptions of the proposed alterations, and advised that he plans to use both floors of the building for retail sales displays, and that, in order to do so, the Vermont Division of Fire Safety requires egress from the second floor of the building. Accordingly, he proposes to replace the double window that is now installed on the south side of the second floor with a doorway exit.

The door will exit onto a small wood deck and stairway, built to match and blend with the building's overall design. The existing landscaping will be changed to conform to the new design, as shown in the plans submitted.

After discussion, Comm. Brodie moved that the application be approved, subject to the Board retaining jurisdiction of the matter with respect to the operation of the applicant's business, to ensure that the truck used by the applicant is not stored at the side, or in front, of the subject building, except for loading and unloading of merchandise, and to accommodate snow clearance. Comm. Giolito seconded. The vote was 5-0 in favor.

Application 12-19, Roberto Miranda, 3928 Main Street: for an addition, to construct a temporary storage barn.

This is a resubmission of an application, previously denied by the Board, with the option to re-submit with additional required information.

Mr. Miranda presented the application, and advised that he wants to use the proposed barn as a storage location for his vehicles, which vehicles include two automobiles, a boat, and a tractor, all of which are presently located in the driveway of the residence, since there is no other available, and accessible, space on the property for their storage. The proposed barn will allow the vehicles to be placed out of sight.

Mr. Miranda presented GIS satellite photos of the subject property, as well as a revised and detailed site plan, showing the location of the proposed barn thereon; hand drawn elevations of the proposed barn, showing the type of siding proposed for the barn; examples of the roofing shingles proposed to be used, and proposed colors for the barn and trim details.

Mr. Miranda described, in detail, the wetland and electrical easement location problems that require the location of the barn, as proposed, rather than further back on the property.

After discussion, Comm. Brodie moved that the application be approved, subject to the following conditions:

1. If the Board later determines that the proposed trim color is inappropriate, the applicant will change it
2. The barn is permitted only as a temporary structure.
3. If applicant leaves the property, the barn will be removed.

Comm. Deck seconded the motion. The vote was 5-0 in favor.

There being no further business to come before the Development Review Board, the meeting was adjourned at 8:10 P.M.

Comm. Brown called the Meeting of the Planning Commission to Order at 8:11 P.M.

Proposed Zoning Bylaw Changes:

Comm. Brown opened the public hearing on the proposed, revised changes to the Zoning Bylaw, and asked if anyone present wished to speak with reference thereto.

Orland Campbell, Esq., a Village resident, and an alternate member of the Development Review Board, opined that the proposed changes to the Zoning Bylaw would put an unnecessary burden on property owners who wish to apply for a zoning permit.

The permit and site plan requirements proposed for the Bylaw, even for a very minor property alteration or addition, would require a significant financial expenditure, that would, in many instances outweigh even the cost of the project itself.

In addition, there are numerous redundancies throughout the document that should be omitted, as well as the inclusion of provisions that are contrary to State statute (Sect. 2.6.4[4]), or which have been overtaken by events (Sect. 9.9).

Mr. Campbell suggested that implementation of the proposed, revised Zoning Bylaw be deferred, pending a long-term review by the full Planning Commission.

Comm. Brown suggested that the Board accept the proposed changes, and recommend their enactment by the Trustees, and then proceed to a further study, as soon as possible.

Trustee President Knight noted that one alternative available to the Board would be to defer a recommendation to the Trustees, pending further review, and suggested that Mr. Campbell might be willing to make himself available to assist with that review.

Comm. Brown endorsed the concept of obtaining greater public interest and input into the process, and asked how such assistance might be realized.

Mr. Campbell opined that public comment is always difficult to obtain, since the majority of the public is generally content to “let someone else do it.”

Comm. Brown thanked Mr. Campbell for his interest, his remarks, and his willingness to assist in a further review of the Bylaw

There being no further public comment, Comm. Brown closed the public hearing, and advised that there will be a Special Meeting of the Board at 3:00 P.M., on Monday, February 18, 2013, to continue the Board's review the proposed, revised Zoning Bylaw.

Proposed Permanent Flood Hazard Area Bylaw

The Board received copies of the Permanent Flood Hazard Area Bylaw, and scheduled a full review thereof, at its next meeting, preparatory to scheduling a public hearing on the proposed Bylaw.

Administrative Officer's Report

The Administrative Officer advised that there were reports of unauthorized entry into the Village Country Inn, as well as an emergency Town response to a report of fire alarms going off in the building.

Comm. Brodie reported that shots from a pellet gun were fired at the Spicer Clinic building, which is located adjacent to the Village Country Inn.

There being no further business to come before the Development Review Board, or the Planning Commission, Comm. Brodie moved that the meeting be adjourned. Comm. Giolito seconded. The vote was 5-0 in favor.

The meeting was adjourned at 9:30 P.M.