

VILLAGE OF MANCHESTER
Manchester, Vermont

Minutes of a Meeting of the
Development Review Board/Planning Commission,
Held on the 5th day of March, 2014

Members Present: Donald Brodie, Orland Campbell, Tom Deck, Joe Giolito, Julie Hanes, Al Michaels, Andrea Ross

Members Absent: None

Others Present: James Carter, Administrative Officer

Comm. Brodie called the meeting to order at 10:02 A.M.

The members of the Board reviewed the Minutes of the Meeting of February 6, 2014. After review, Comm. Campbell moved that the minutes be approved. Comm. Giolito seconded. The vote was 7-0 in favor.

Applications:

Application 13-24(A), 3835 Main, LLC, 3835, 3855 and 3869 Main Street (Rte. 7A), for minor amendments to plans for the construction of a hotel to replace the Village Country Inn.

Comm. Brodie recused himself from participation in the application, and left the Board table. Comm. Deck chaired the application proceeding.

P. Mark D'Angelo, Project Manager, presented the application.

Mr. D'Angelo noted that the finalization of the construction plans for the interior of the proposed hotel, combined with the environmental "ComCheck" requirements of the required Act 250 proceeding and permit have given rise to a number of minor plan amendment requests, including:

1. Removal of French doors and "Juliet" balconies from the north façade of the proposed building, for heating and air conditioning fuel conservation.
2. Relocation of windows on building facades
3. Removal of north side addition on cottage #2, and its relocation to the rear of the building.
4. Reorientation of cottage #3 for aesthetic purposes.
5. Substitution of two paired, double hung windows, for two separated double hung windows on the third floor gable of the east façade of the building.
6. Minor changes to the parking area and bollard lumieres.

After a review of the proposed changes, the Board, en banc, recommended that the railing stiles along the west side of the proposed hotel building remain vertical, as opposed to the horizontal railings shown in the proposed plan revision. It is noted that that recommendation echoed the report and recommendation of the Design Advisory Committee to the Development Review Board.

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Mr. D'Angelo advised that there would be no change in the originally proposed railings and stiles, as requested by the Board.

The Board also noted that, notwithstanding the fact that the approved application includes the insertion of a large triangular clerestory window on the west façade' third floor gable, the applicant give some consideration to the use of a smaller, perhaps circular, window in its place, in an effort to reduce light emanation at night.

Mr. D'Angelo further advised that he would consult with the applicant's principals, to determine if such a change could be made, and would thereafter advise the Board.

After further review, Comm. Campbell moved that the application be approved. Comm. Ross seconded. The vote was 6-0 in favor.

Continuing Business:

Com. Brodie then returned to chair the balance of the meeting.

The members of the Board, in their capacity as the Manchester Village Planning Commission, continued their review of the Manchester Village Zoning Bylaw.

That review consisted, in large part, of further efforts to simplify the proposed, revised Zoning Bylaw; an in depth review of a proposed "waiver" provision that meets all statutory requirements, and the possible addition of a Bylaw "Bed and Breakfast" facility provision that would preserve the traditional ambience of the Village, while accommodating such a use.

Commission member were requested to review the Bylaw revision work done thus far, and to prepare specific recommendations for work on the foregoing areas of Bylaw concern, in preparation for a Special Commission meeting on March 12, 2014.

There being no further business to come before the board, the meeting was adjourned at 11:50 A.M.