



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 6th day of March, 2019

Members Present: Chairman Craig Powers, Vice Chair Orland Campbell, Donald Brodie, Renee Waller, Gordon McClellan, Dana McCloskey, Richard Moore, Bill Mariano (non-voting)

Member(s) Absent:

Others Present: Nicole Brooks, Eric Strum, Anne Corso, Ken Glasier, Dennis Filippi, Mark Tashjian, Brian Knight, Tom Deck, Nina Mooney, Jim Lewis, Eric Scott, Administrative Officer

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

Minutes:

Approve the draft minutes of the February 06 meeting.

Member Campbell moved to approve the minutes of the last meeting, Member Brodie seconded the motion and the motion passed unanimously.

Applications:

19-04, Pilates by Nicole, 3568 Main St (Equinox Jr.), Sign

Nicole presented the mock-up of the proposed sign for her business, describing the size, locations, and colors of the sign. Although there were no questions regarding the Pilates sign, Member Brodie recommended that the master sign plan for Equinox Jr. be updated. Scott stated that he would reach out to the current owners and assemble a plan.

Member and DAC Chair Moore reported that the DAC recommends approving the application. Vice Chair Campbell moved that the Board should accept the DAC's recommendation and approve the application. Member Moore seconded the motion and it passed unanimously.

19-03, SVAC, 1940 Southern Vt. Art Center Dr., Addition

Mr. Eric Strum, AIA, Bread Loaf Architects Planners Builders, introduced Anne Corso, SVAC's new Executive Director and stated how Bread Loaf approached the addition to the historical Yester House on the SVAC (Center) campus including utilizing Bread Loaf's advisor on historic preservation and member of the State Historic Preservation Board.

Mr. Strum stated that the Center wanted to expand the existing restaurant and create a better outdoor area. Strum described the siding, windows, deck material and the new roof to screen the HVAC from view. In addition to the expanded eating area, Strum described a breezeway the Center proposed to re-side and roof. Members questioned and Strum and Corso answered many questions.

Member Moore reported that the DAC recommends approving the application. Vice Chair Campbell moved that the Board should accept the DAC's recommendation and approve the application. Member Brodie seconded the motion and it passed unanimously.

19-05, Burr & Burton Academy, 57 Seminary Ave, Other (Parking lot)

Ken Glasier began the presentation by Burr & Burton by showing the Board the area a new classroom building is being planned and the effect it will have on the existing faculties behind the current Rowland Center on the Academy's campus. The long plan for this area between the new building and the Rowland Center would become a green plaza. The short term use would be a construction staging area for the new building construction. The zoning application for the new structure will be submitted at a later date because the building design and exact siting are unfinished at this time.

Mr. Glasier stated that what is known is that the existing faculty parking must be moved and the window of construction is when school is out of session, so Burr & Burton Academy is asking for approval to expand the existing parking on the lower campus bounded by Seminary Ave., Franklin Ave., and Williams Street and hopefully the building constructed next summer. Mark Tashjian, Headmaster addressed the Board's concern that the school was expanding by stating that the proposed building would be new classrooms and old classrooms located in basements around the campus would be decommissioned.

Board members and the audience had following comments.

Brodie; thought the two projects (parking and new building) should have been on one application, an overall site plan was necessary and maybe the Burr & Burton Academy should have a separate zoning district rather than being included in the Village Residential zoning district.

Moore; stated that the DAC had taken a long look at the lighting and landscaping elements of the application and recommended approving the application with three conditions. Moore stated that those conditions had been included in the Site Plan before the Board.

McCloskey; had a question for Mr. Tashjian regarding school choice.

McClellan; thought the proposed plaza would create a nice hub for the campus and felt the small proposed parking lot entering from Williams Street needed lighting.

Campbell; opposes the "Williams St." parking and thought there could be more landscaping. Burr & Burton stated that more landscaping could be added.

Powers; thought the parking could have been proposed to be located above the proposed building where a practice field is currently located. Burr & Burton thought increased traffic on Union Street and the intersection at Prospect could be a problem. Powers opposes the "Williams St." parking and thought that the proposed parking would improve parking for school events.

Resident Mooney; opposed expanding parking in the lower campus and specifically the "Williams St." parking lot. Mooney provide the Board with two documents, both are attached.

After some discussion regarding neighborhood outreach, Headmaster Tashjian committed to meeting with the neighbors before a decision by the DRB is reached. Member Brodie moved that the Board to table the application until a Special Meeting on March 26th, 10:00 AM. Member Moore seconded the motion and it passed unanimously.

Other Business:

None

There being no further business to come before the Board, the meeting was adjourned at 11:30 A.M.