



Village of Manchester, Vermont

Minutes of a Special Meeting of the Development Review Board Held on the 26th day of March, 2019

Members Present: Chairman Craig Powers, Vice Chair Orland Campbell, Donald Brodie, Renee Waller, Dana McCloskey, Richard Moore
Member(s) Absent: Gordon McClellan, Bill Mariano (non-voting)
Others Present: Ken Glasier, Dennis Filippi, Mark Tashjian, Brian Knight, Nina Mooney, Jim Lewis, Ellen Ogden, Eric Scott, Administrative Officer

Chairman Powers called the meeting to order at 10:01 A.M.

Minutes:

None

Applications:

Continued deliberations on tabled Application #19-05, Burr & Burton Academy, 57 Seminary Ave, Other (Parking lot)

Mark Tashjian, Burr & Burton Academy's Headmaster presented an overview of the complete project. He also updated the Board regarding the neighborhood meeting and the changes since the application was tabled March 06. Since the last meeting, Burr & Burton Academy (B&B) eliminated the nine spaces at the corner of Franklin Ave. and Williams St., designated this parking area for faculty only, routed the morning school busses away from the Franklin St., reduced the overhead lighting and implemented a lighting plan. Ken Glasier listed the changes B&B made at the recommendation of the DAC; eliminating a proposed driveway off Seminary Ave., a landscaped island or boulevard along Franklin Ave. creating two openings to the lot, with the use of one-way directional signs, direct parking behind the Riley Center to exit on to Seminary Ave., and install curbing between 181 and 211 Seminary Ave.. Mr. Glasier also iterated to the Board that this project is time critical due to the short construction season a school experiences and that there was major electrical work to be completed. Member Brodie asked if all the electrical lines would be buried and Mr. Glasier confirmed the lines will be buried.

Mr. Glasier explained to the Board and audience that B&B's stormwater engineer and the Village's Road Foreman have met on-site and discussed the drainage issues along Franklin St. Ken stated that B&B would be starting the Act 250 Amendment application next. Member Brodie asked, what plans does B&B have for the change in traffic flow? Mark Tashjian stated that there would be no change in the in-flow or out-flow. Member Campbell asked, if B&B considered demolition of the Office Building and putting parking in its place? Mark stated that the building is in use and relocating the office would be a hardship. Member Campbell asked, had B&B had considered a two level garage? Mark replied, B&B had considered this but it was cost prohibitive. Chair Powers asked, will the parking area behind the gym be paved? Mark answered, no, because the area is within 50 feet of the stream and the State would not allow it. Member Waller asked, has B&B considered a remote parking lot and shuttle for faculty and students? Mark replied, B&B doesn't have a remote parcel to use as a parking lot.

Nina Mooney, a resident in the neighborhood stated that the neighbors had met with Mr. Tashjian, "it was great", however the group that attended the meeting wanted all parking access from Franklin Ave. to be closed. Mr. Tashjian stated closing Franklin Ave. access would push all the vehicles to Seminary. Ms. Mooney read the letters or emails to the Board from three neighbors and the emails are in the zoning file. Ms. Ogden stated that she like Member Campbell's suggestion of more parking on the Office Building lot and thought that the proposed, landscaped island or boulevard is an improvement. There was brief discussion about making Franklin Ave. a one-way street, but Vice Chair Campbell reminded the Board that streets are a function of the Board of Trustees, not the DRB. Chair Powers asked, would B&B be willing to work with the Village in alleviating the traffic congestion at the intersection of Main St., Seminary Ave, and West Road? Mr. Tashjian replied, he had had a discussion with Tom Deck, Village Trustee about the intersection. Mr. Glasier noted the B&B had investigated the problem and had been advised by Vtrans that B&B could do no more than provide school-crossing assistance, but not traffic control.

Chair Powers asked, has B&B conducted any traffic studies relative to the school? Mr. Tashjian said, B&B had conducted several traffic studies and Mr. Glasier inserted that a new study had not been done as part of the planning for the new faculty parking lot. Mr. Tashjian stated his dislike for cars and parking lots, but believes the plan presented was the best and there should be no adverse effect on the Franklin Ave./Dillingham Rd. neighborhood.

Member Moore moved to approve the application and Member Brodie seconded the motion. Discussion continued regarding the parking access points on Franklin Ave. and traffic. Member Brodie moved to amend the motion. The amendment is; the DRB retains control of the all access points regarding this application. Member Moore seconded the amendment. Members Powers, Brodie, Waller, McCloskey, Moore voted yes, Member Campbell opposed. The motion on the amendment passed. Chair Powers called for a vote on the motion to approve the application with the amendment. The motion passed unanimously.

Other Business:

None

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