

**VILLAGE OF MANCHESTER**  
**Manchester, Vermont**

**Minutes of a Meeting of the**  
**Development Review Board/Planning Commission,**  
**Held on the 2<sup>nd</sup> day of April, 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 10:00 A.M.

The members of the Board reviewed the Minutes of the Meeting of March 12, 2014. After review, Comm. Campbell moved that the minutes be approved. Comm. Michaels seconded. The vote was 5-0 in favor. (Comms. Deck and Ross had not yet arrived.)

**Applications:**

**Application 14-03, Timothy Pines**, 110 Franklin Avenue: for alterations, to add a front dormer, and raise the rear roof of the residence.

Mr. Ray Richard, contractor, presented the application. Mr. Richard presented photographs and elevation drawings of the building, as it presently exists, and as proposed. He advised that the proposed alterations will provide substantial additional living and upstairs bedroom and bathroom space to the dwelling's owners.

The proposed alterations are intended to preserve the existing character and design of the dwelling.

Comm. Hanes, who also serves as chair of the Design Advisory Committee, reviewed the positive findings of that Committee, as well as its recommendation that the requested permit be granted.

Comm. Campbell moved that the Board accept the recommendation of the Design Advisory Committee, and approve the application. Comm. Michaels seconded. The vote was 5-0 in favor. (Comms. Deck and Ross arrived immediately following the vote.)

**Application 14-07, Ariel Rudiakov**, 48 Franklin Avenue: for a rear bedroom and bathroom extension.

Robert C. Williams, designer, presented the application. Mr. Williams presented a site plan, interior layout drawings, and elevation drawings of the proposed addition. The Administrative Officer confirmed that all required setbacks, and other dimensional requirements were met.

Mr. Williams explained that the proposed addition is 12' x 18' in size; will extend from the rear of the existing dwelling, and is intended to provide an en-suite bedroom and bath for the Rudiakovs. The additional space is required for family accommodation purposes.

The addition is intended to complement the existing design and orientation of the existing dwelling, and all exterior finish elements are the same as those presently employed.

Comm. Giolito, a member of the Design Advisory Committee, reviewed the findings of that Committee, and its recommendation that the application be approved. Thereafter, Comm. Campbell moved that the Board accept the recommendation of the Design Advisory Committee, and approve the application. Comm. Michaels seconded. The vote was 7-0 in favor.

**Application 13-36A, Frank and Julie Hanes, The Inn at Manchester, 3967 Main Street:** to amend the existing permit.

Comm. Hanes, an owner and operator of the Inn at Manchester, recused herself; left the Board table, and took no part in the consideration of the application.

Julie Hanes presented the application. She presented revised elevation drawings that show the proposed changes. The following changes are required due to unanticipated State regulatory and other building requirements:

1. The building's basement will be eliminated, with the exception of a small storage and mechanical area.
2. Minor fenestration changes will be made to accommodate structural requirements.
3. The kitchen area will be extended via an addition.
4. The building's cupola will be centered.
5. The chimney will be located to the rear of the building.
6. Additional minor design changes, including s DAC recommendation, were implemented to enhance the building's "barn feel."

The Board agreed with the finding of the Design Advisory Committee, that the reconfiguration of the kitchen wing of the building enhanced the building's structural balance, and was a design improvement.

After discussion, Comm. Campbell moved that the Board accept the recommendation of the Design Advisory Committee, and approve the application. Comm. Giolito seconded. The vote was 6-0 in favor.

### **Continuing Business:**

Comm. Hanes then returned to participate in the balance of the meeting.

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

That review consisted of the Commission's final review of its work, thus far, on the revision of the Manchester Village Zoning Bylaw. A number of minor changes were made, after which the Commission moved, en banc, to refer the proposed revisions to Village Counsel for review, to

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ensure that all proposed Bylaw revisions conform fully with the requirements of 24 V.S.A, Chapter 117, and all other applicable Vermont statutory provisions.

The Commission then moved, en banc, to schedule and hold a public hearing on the proposed, revised, Zoning Bylaw, on June 4, 2014, and directed the Administrative Officer to contact the Bennington County Regional Commission to enlist that Commission's assistance in updating the Village Land Use (Zoning) map, and any other maps required as appendices to the proposed revised Village Zoning Bylaw, and take all other action necessary to implement the scheduling of the Commission's public hearing.

There being no further business to come before the board, the meeting was adjourned at 12:00 Noon.