



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 3rd day of April, 2019

Members Present: Chair Craig Powers, Vice Chair Orland Campbell, Donald Brodie, Renee Waller, Gordon McClellan, Dana McCloskey, Richard Moore,
Member(s) Absent: Bill Mariano (non-voting)
Others Present: Melissa Champine, William Badger, A.I.A., Dick Charbonneau, Marian Haines, Eric Scott, Administrative Officer

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

Minutes:

Approve the draft minutes of the March 06 and March 23 minutes meetings.

Member Brodie moved to approve the March 06 meeting minutes. Vice Chair Campbell seconded the motion, the Chair asked for discussion and hearing none, asked the members to vote. The motion passed unanimously.

Vice Chair Campbell moved to approve the March 23 meeting minutes and the motion was seconded by Member Brodie. Members Waller and Moore discussed punctuation changes and additional text. Vice Chair Campbell moved that his motion be amended with punctuation corrections and the addition of two paragraphs. Member Moore seconded the motion and the amendment was approved unanimously. Chair asked if there was any further discussion of the motion, as amended. Hearing none, the Board voted unanimous to approve the March 23 meeting minutes, as amended.

Applications:

19-09, Apothecary 802, 3765 Main St, Sign

Ms. Champine explained her new business named Apothecary 802, the location, sign dimensions, no change in the current lighting and provided handouts to the Board showing the colors of the proposed sign. Member Brodie asked about available parking at the location and Melissa spoke of an arrangement between the building owner and herself for a couple spots alongside the building. She expects appointment only customers. Member Waller asked Melissa to describe her business. Melissa stated that she will be providing massages and other health and wellness consultation and would be using CBD products. She stated that there would be no paraphernalia or glass ware. Chair Powers asked if the DAC had reviewed the application.

Member Moore and DAC Chair stated that the DAC had found the proposed sign compliant and recommended that the DRB approved the application. Vice Chair Campbell moved to accept the DAC recommendation and approve the application and Member Moore seconded the motion. Hearing no further discussion, the Board voted unanimously to approve the sign application.

19-06, James & Anne Most, 140 Stones Throw Ln, Addition

Mr. Dick Charbonneau, r.k. Miles represented James and Anne Most described the kitchen remodeling project located in the rear of the home. The rear wall is proposed to be moved ten feet back, expanding the kitchen area. The siding will match the current white vinyl. Member Moore reported that the DAC had discussed setbacks, confirmed that the rear setback was not an issue and recommended that the DRB approve the application. Member Campbell moved to accept the DAC recommendation and approve the zoning application. Member Waller seconded the motion. Hearing no further discussion, the Board voted unanimously to approve the zoning application.

19-10, Eric & Penelope Marziali, 441 Taconic Ave, Alteration

Mr. William Badger presented the proposed changes to the current home and the proposed carriage house. Mr. Bader described the current garage as inadequate and the need for a mud room and larger kitchen. There is no living quarters in the proposed carriage house, the shingles will match the current shingles, the clapboard siding will be white with black trim, paved driveway and landscaping to screen the area and exposed foundation. Mr. Badger also noted that the garage door does not face the street. Member Moore reported that the DAC recommended approving the application provided an acceptable landscape plan was presented and the applicant had done so.

Member Moore moved to approve the application and Member McCloskey seconded the motion. Hearing no further discussion, the Board voted unanimously to approve the zoning application.

Other Business:

Review possible changes to Village Bylaws;

Section 8.0 PLANNED UNIT DEVELOPMENT (PUD)

After a brief discussion regarding the PUD in the Village, many questioned the purpose of this section. Scott or senior DRB members were able to provide much background. It was agreed that more background was needed. Scott would do more research and the Chair tabled further discussion to a future meeting.

There being no further business to come before the Board, the meeting was adjourned at 11:00 A.M.