



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 5th day of April, 2017

Members Present: Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Al Michaels, Bob Johnston, Renee Waller
Member(s) Absent: Gordon McClellan
Others Present: Scott Thompson, Scott Thompson Builders, Brian Knight, Eric Scott, Administrative Officer

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

Minutes:

Approve the draft minutes of the March 01 regular meeting.

Member Campbell moved to accept the minutes as written with the spelling correction. Member Waller seconded the motion and the motion passed unanimously. Member Michaels abstained.

Application:

17-04, Paul & Margot Larkin, Scott Thompson Builders, Agent, 21 Shepards Ln, Change of Color and Alterations.

Scott Thompson, agent for the Larkins presented plans for the home. Photos were distributed to the members depicting the current condition of the siding, porch and steps. Plans include re-decking the porch and replacing the railing with the Aztec product. The color would remain grey (deck) and white (railing). Steps would be added at the front door. Past renovations had removed these steps. Other steps will be replaced also. The current yellow vinyl siding will be replaced with traditional white clapboards. Additionally, repairs and restoration will occur at the mudroom and areas of the roof.

DRB members questioned Mr. Thompson about the details. The porch lattice will remain and the garage will not be updated at this time. The DRB previously approved changes to the garage (Permit 16-32). Hearing no further questions, the Chair asked for the DAC recommendations. Member Powers, DAC Chair stated that the DAC recommends that the DRB approve the application. Member Johnston also a DAC member iterated the general feeling of the DAC that this was a worthy project. Member Campbell moved that the DRB support the recommendation of the DAC and approve the application. Member Michaels seconded the motion and the application was approved unanimously.

Other Business:

Discussion regarding the Sign Regulations and the right-of-way.

Background: The Sign Regulations are a special regulation of the Zoning Bylaw and the authority lies with the DRB. However, when the sign protrudes into the Village right-of-way (ROW) or a building "nearly borders the public ROW ..." both the DRB and Board of Trustees (BOT) consider the application. The BOT posed the question, is there a better way to define the location of a sign other than using the ROW? The ROW is unknown to most businesses and

residents and is variable. Additionally, to find the ROW someone has to go to the center of the street to take the measurement. The BOT directed Trustee Mariano to investigate the issue and propose an alternative to using ROW in the Sign Regulations. Trustee Mariano reported back to the BOT March 06 and the BOT approved the recommendation and asked that the DRB consider Trustee Mariano's recommendation.

Recommendation: It has recommended that signs be placed a distance from either the edge of the sidewalk furthest from the street or from the edge of the street if no sidewalk is present. Existing signs would not be affected. Sign location would be a weighted consideration for applications going forward.

Administrative Officer Scott was tasked with drafting language to incorporate Trustee Mariano's recommendations. Member Campbell thought the changes would require language that would allow signs that could not meet the new distance requirements. Members agreed that any changes in the Sign Regulations would occur at the same time as any Bylaw changes were made. Any changes to the Bylaws and/or the Sign Regulations would follow all the provisions required to assure public input.

Administrative Officer Announcements:

Administrative Officer Scott informed the members of a tree removal operation on Cascade Road. Scott told the members he was approached by the contractor and owner last fall and Scott stated that the property was further from the road than the Bylaws required for a permit (150 ft.). Scott asked the members if a change-of-use application was needed for a dwelling to change its use to hotel even though a hotel is a permitted use in the zoning district. The members felt access to the property was enough of an issue to warrant DRB review. Finally, Scott told the members that he was told by the Taconic Hotel that it would begin work on the east parking lot in late April. This work was approved as Permit 16-09.

There being no further business to come before the Board, the meeting was adjourned at 10:50 A.M.