



# Village of Manchester, Vermont

## Minutes of a Regular Meeting of the Development Review Board Held on the first day of May, 2019

**Members Present:** Chair Craig Powers, Vice Chair Orland Campbell, Donald Brodie, Dana McCloskey, Richard Moore,

**Member(s) Absent:** Bill Mariano (non-voting), Renee Waller, Gordon McClellan

**Others Present:** Frank Crane, Hanna Evans, Kate Fox, Greg Boshard, A.I.A., Larry Kolloff, Ramsey Gourd, A.I.A., Eric Scott, Administrative Officer

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

### Minutes:

Approve the draft minutes of the 04/03/2019 meeting.

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

### Applications:

19-13, SVAC, 1940 SVAC Dr., Sign

Mr. Crane submitted to the Board the sign mock up with a white background, stated the dimensions were the same as the previously approved sign. Member Moore, DAC Chair stated that the DAC had recommended a different color than what was originally submitted. Ms. Evans, SVAC stated that there would be no other signs between the permitted sign and the street. Member Moore moved to approve application with the white background. Member Brodie second the motion and the motion passed unanimously.

19-14, Equinox Counseling, Equinox Jr, LLC, 3568 Main St, Sign

Ms. Fox explained to the Board that she and a partner had rented office space in the Equinox Shop and expected clients to use both the front entrance and the garden level entrance which makes the second story office ADA accessible. Discussion followed regarding the lack of a master sign plan and Scott will contact the owner of the building to begin the process. The DAC recommended approval of the Main Street sign and had question regarding size and location of the garden level sign. Member Brodie move to approve the application with the condition that the DRB retain jurisdiction over the garden level sign. Vice Chair Campbell seconded the motion and the motion passed unanimously.

19-11, Tom Deck, 3452 Main St, Addition

Mr. Boshard presented elevations and current photos of the proposed addition. The porch in the rear of the structure is in poor condition and will be replaced by a slightly wider addition. Mr. Boshard stated that the siding will be white vinyl that will match the current siding, grey standing steel roofing and gray deck. Member Moore stated that the proposal met all the DAC criteria. Member Brodie moved to accept the DAC recommendation to approve the application. Member Moore seconded the motion and the motion passed unanimously.

19-15, EOB Sport Center, 267 Locust Ln, Alteration

Member Brodie recused himself as he is a resident of EOB. Mr. Kolloff presented a plan to remodel the Sport Center. The proposal involves mostly interior changes, but there are some changes to the exterior. Mr. Kolloff described additional windows on the west side and enclosing the north and east sides of the community room. Additionally, Mr. Kolloff presented a landscape plan for the side of the building along Union Street. The DAC Member Moore stated that the DAC saw no problems with the proposal. Vice Chair Campbell moved that the DRB should accept the DAC recommendation to approve the application. Member Moore seconded the motion and the motion passed unanimously.

19-16, F. Mauchant/R. Gourd, 171 High Fields Ln, New Construction

Mr. Gourd presented elevations for a new home on High Fields Lane. Mr. Gourd stated the new owners had spoken to two of the three neighbors and Mr. Gourd had spoken the third neighbor earlier. Mr. Gourd described the "large farm house" design, the materials (in the zoning file), lighting, screening and initial landscaping. The owners are still interviewing landscape architects. Member Brodie commented that he thought the building would stand out. Mr. Gourd explain that there is a dwelling and barn that would screen the new home from West Road. The DAC recommended that the DRB approve the application on the condition Mr. Gourd provide a calculation of building coverage and the height of the structure. Mr. Gourd point out that both conditions had been met as a Zoning Review table had been added.

Member Campbell moved to accept the DAC recommendation and approve the application with the condition that a landscape plan be submitted. Member Moored seconded the motion. The motion passed unanimously. Member Brodie abstained.

**Other Business:**

Mr. Gourd presented a proposed site plan for a proposed new home on West Fields Road. Mr. Gourd explained that when the subdivision was proposed, a building envelope was approved by the Village that at the time met the setback requirements. Those setback requirements have now changed (increased) and Mr. Gourd asked if this client needed to comply with the current setback requirement and the consensus of the Board was, yes the new building would have to meet the setback requirements in effect at the time the application was submitted.

Scott and Member Campbell reviewed with the Board the current state of permitting or not permitting solar. Most member present believed that the Board should have some say in siting and screening. Scott and Campbell will continue to follow this issue.

There being no further business to come before the Board, the meeting was adjourned at 11:05 A.M.