

VILLAGE OF MANCHESTER
Manchester, Vermont

Minutes of a Meeting of the
Development Review Board/Planning Commission,
Held on the 7th day of May, 2014

Members Present: Donald Brodie, Tom Deck, Joe Giolito, Al Michaels, Karen Walla
Members Absent: Orland Campbell, Julie Hanes
Others Present: George Williams, Jason Walla, James Carter, Administrative Officer

All expected participants being present, Comm. Brodie called the meeting to order at 9:57 A.M.

Chairman Brodie introduced, and the members of the Board welcomed, Karen Walla, as a new Board member.

Applications:

Application 14-08, The Meadows, 100 The Meadows: for alterations, to install replacement windows on all "Meadows" units.

George Williams, the supervising contractor, presented the application.

Mr. Williams advised that the application seeks a permit to replace all of the existing aluminum "slider" windows with Marvin double-hung thermopane windows, which will be painted white. This will be a major improvement in both appearance and insulation efficiency. Mr. Williams presented a color panel, as well as literature on the windows.

Mr. Williams also advised that the roofs of all of the units are in the process of replacement, and that some additional improvement applications will be forthcoming in the near future.

After pertinent inquiry by Board members, and further discussion, Comm. Michaels moved that the Board accept the recommendation of the Design Advisory Committee, and approve the application. Comm. Deck seconded. The vote was 5-0 in favor.

Karen Walla, a principal in the applicant corporation for the next two applications recused herself from participation in the consideration of those applications, and left the Board table.

Application 14-09, Blue Heron Holdings, LLC, 4331 Main Street, to repaint the former Bennington Bank building, mark parking stalls, and landscape the property.

Jason Walla and Karen Walla presented the application. Mr. Walla advised the Board that the repainting and other work on the property is intended to integrate the subject property into conformity with, and complement the adjacent commercial, property, which is also owned and operated by the applicant.

Mrs. Walla advised that the building will be painted white, with dark green shutters on the building's façade. The existing dumpster will be relocated to the rear of the building where it will be less visible.

The parking area will be restriped for better integration into the adjacent property's vehicular traffic pattern. The landscape plan proposed, including the removal of the overgrown and deteriorating hedging along the property line, is also intended to facilitate the aesthetic integration of the property with the adjacent parcel.

No additional curb cuts are requested or contemplated.

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. Michaels moved that the Board accept the recommendation of the Design Advisory Committee, and approve the application. Comm. Giolito seconded. The vote was 4-0 in favor.

Application 14-10, Blue Heron Property Holdings, LLC, 77 Ways Lane, to demolish the existing building on the property.

Jason and Karen Walla presented the application. They advised the Board that the small residence presently on the property is badly deteriorated, with rotted structural beams and joists, as well as fully involved mold. Photographs of the building's interior were presented to document the fact that the building is beyond structural salvation.

The applicant seeks a permit to demolish the structure, without immediate replacement, with a view toward possible construction of a barn, or a building connecting to the adjacent shopping center owned by applicant.

The Administrative Officer advised that the subject building is neither a contributing, nor a non-contributing, historic structure in Manchester Village.

After discussion, Comm. Deck moved that the Board accept the recommendation of the Design Advisory Committee, and approve the application, subject to receipt of a letter from the proposed demolition company confirming the advanced deterioration of the building. Comm. Giolito seconded. The vote was 4-0 in favor.

Minutes:

The members of the Board reviewed the Minutes of the Meeting of April 2, 2014. After review, Comm. Giolito moved that the minutes be accepted. Comm. Michaels seconded. The vote was 4-0 in favor. Comm. Walla, not having participated in the meeting, did not vote.

Continuing Business:

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

The Administrative Officer advised that all required notices, postings and publication required in connection with the Planning Commission's June 4th public hearing on the proposed, revised, Zoning Bylaw had been accomplished, and the hearing can proceed as scheduled.

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In light of a potential call therefor, the Administrative Officer will develop, and propose, a definition of a Bed and Breakfast facility for addition to the proposed, revised Zoning Bylaw.

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