



# Village of Manchester, Vermont

## Minutes of a Regular Meeting of the Development Review Board Held on the seventh day of June, 2017

**Members Present:** Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Al Michaels, Bob Johnston, Gordon McClellan

**Member(s) Absent:** Renee Waller

**Others Present:** Beth Boepple and Roger Aberth, CWI Manchester Hotel, Jo Kirsch, Heart of the Village Yoga, W. Badger, AIA, Mark & Melody French, Consie West, Alan Benoit, AIA, Andrea Ross, Brian Knight, Jason and Kevin Walla, Dana McCloskey, Eric Scott, Administrative Officer

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

### Minutes:

Approve the draft minutes of the May 03, 2017, meeting.

Member Powers moved to accept the minutes as written. Member Johnston seconded the motion and the motion passed unanimously.

### Applications:

17-09, CWI Manchester Hotel LLC, 3740 Main Street, Change of Use (Lodging)

Ms. Boepple and Mr. Aberth, CWI Manchester Hotel described the use of 3740 Main Street (former Duff property) would change under CWI's ownership from a single family dwelling to hotel suites associated with The Equinox. In addition to the change of use, a season tent will be erected for which a Special Events permit will be required. Mr. Aberth described how a hard surface path will be reconstructed between the 1811 House (3654 Main St.) and this property. In the past, the Duffs owned both properties and used this path. Much of the discussion concerned traffic (foot, utility vehicles, trucks, guests) using the proposed path and the existing access to Main Street. Ms. Boepple and Mr. Aberth stated service vehicles and attendees to tent events would access the property via the 1811 House and guests of the suites (four) would access the property via Main Street.

Chair Brodie asked for the DAC recommendation and DAC Chair and DRB Vice Chair Powers stated that the DAC raised concerns regarding access, but recommended approving the change of use. Jason Walla, adjoining property owner raised concerns about the hours of operation and noise at the tent events. Chair Brodie acknowledged that this was a legitimate concerns, but would be best addressed when the Special Events application was reviewed. Member Johnston moved that the DRB accept the DAC recommendation and approve the application subject to providing the Administrative Officer with an up to date site plan. Member McClellan seconded the motion. The motion passed unanimously. Member Michaels abstained.

17-10, J. Kirsch, Applicant, 2008 Equinox Junior LLC, 3568 Main Street, Sign

Ms. Kirsch presented to the Board a mockup of the proposed sign for YOGA & Boutique. The members concurred that the content and design was acceptable, however Administrative Officer Scott stated the proposed sign was too large. Between the DAC and DRB meetings it was revealed that the store already had a sign and the proposed sign is additional. In this situation, the Bylaws state the *aggregate* area cannot exceed six square feet. In light of this, Ms. Kirsch stated she is willing reduce the existing and proposed sign.

Chair Brodie asked for the DAC recommendation and DAC and DRB Member Johnson stated that the DAC had recommended that the DRB approve the application. Member Campbell moved that the DRB accept the DAC recommendation providing Ms. Kirsch provide revised dimensions that comply with the Bylaw as she offered. Member Michaels seconded the motion and was passed unanimously.

16-38B, W. Badger, A.I.A, Applicant, Yemin McDougal, 3467 Main Street, Amendment (Carriage House)

Mr. Badger presented elevations of the renovation of the carriage house behind the home at 3467 Main Street and the enclosed walkway between the house and carriage house. Both the DAC and DRB are satisfied with the renovation of the carriage house, but both committees raised concerns about the mass of the walkway. Mr. Badger stated that he had spoken to the adjoining property owner and a trellis, additional screening and conversation with additional neighbors were recommended. To date, Mr. Badger had not yet spoken the additional neighbors.

Given the lack of input from other neighbors and members concerns regarding the mass, Mr. Badger suggested tabling the discussion. Member Johnston moved to table the discussion, Member Michaels seconded the motion and was passed unanimously.

At this time Members McClellan and Johnston excused themselves from the meeting to attend to other commitments.

17-08, Mark & Melody French, 3952 Main Street, Change of Use (Restaurant)

Mark French presented their proposal to serve meals at their dwelling at 3952 Main Street. The property is in the Business zone where restaurants are allowed. The Frenches plan intimate dining at a "chefs table" for no more than 10 dinners occasionally. The property has parking that meets the requirements in the Bylaws, no signage or lighting is proposed at this time. The DAC thought this was "a good change of use". Member Powers moved that the DRB accept the recommendation of the DAC, Member Campbell seconded, and the motion passed unanimously.

17-12, Consie West, 181 Equinox Pond Road, New Construction

Mrs. West and Mr. Benoit elevations, lighting plans and landscape plans for a new home at 181 Equinox Pond Road. The house will be an early 1900s American Craftsman style. The clapboard siding will be green/gray (storage barn will be grey), some natural bark siding, off white trim, bronze steel and some slate roofing. Lighting will be subdued and not on motion controlled switches. Landscaping will consist of screening elements, fruit trees, natural areas and turf. Maple and pine that were milled on site will be utilized in the interior. The driveway location was settled mutually with Swinarton's, the neighbor across the street. Amy Swinarton spoke in support of the project.

DAC Chair Powers stated that the DAC overwhelmingly recommended approval and noted the house "looked lovely". Member Campbell moved that the DRB accept the DAC recommendation to approve the application. Member Michaels second the motion and the motion passed unanimously.

**Other Business:**

Update on Application 16-28A, Administrative Officer

Administrative Officer Scott updated the Board on the appeal of the DRB decision on application 16-28A. Mr. Scott stated that the DRB should expect the proposed settlement to be on the next agenda and the DRB would have to make a recommendation to the Board of Trustees.

There being no further business to come before the Board, the meeting was adjourned at 11:30 A.M.