



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 17th day of July, 2019

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

Member(s) Absent: Renee Waller, Gordon McClellan, Bill Mariano

Others Present: Jock Lawrason, Emily Shaw, Steve & Carol Berry, Bill & Daniele Laberg, Eric Scott, Administrative Officer

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

Minutes:

Approve the draft minutes of the May 01 and June 05 meetings.

Member Moore moved to approve the May 01 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 June 05 meeting minutes. Member McCloskey seconded the motion, the Chair asked for discussion and hearing none, asked the members to vote. The motion passed unanimously.

Applications:

19-23, Jock & Lee Lawrason, 1166 West Road, Change of Color

Jock detailed the search he and Lee preformed since the DAC meeting and confirmed to the Board the colors chosen were representative of New England colors for the period the home at 1166 West Road was built. The Lawrason's showed the Board photos of the current white house and the new dark grey roof.

Vice Chair Campbell moved to accept the favorable recommendation of the DAC and approve the application. Member McCloskey seconded the motion. Member Brodie, former owner of the property abstained. The motion passed unanimously.

19-24, SVAC (Manchester Music Festival), 1940 Southern Vt. Art Center Dr., Sign

Emily Shaw, Manchester Music Festival representative presented to the Board a photo of the existing A frame sign announcing special events. Emily stated that the temporary sign would be up only during the day of the concert.

Vice Chair Campbell moved to accept the favorable recommendation of the DAC and approve the application. Member Moore seconded the motion. The motion passed unanimously

19-25, Steve & Carol Berry, 468 West Road, Alteration (Solar)

Bill & Daniele Laberg, Grass Roots Solar, presented to the Board the latest developments in the solar industry and specifically the project for the Berry's. Mr. Berry explained how they arrived at the decision to use a roof installations rather than a ground mounted array and the benefits they would enjoy by using solar. There was a lot of discussion between the Members, applicant the Laberg's.

The Chair noted that the property was in the Preservation Design Control Sub-District which the Village Bylaws do not allow solar panels if visible from the street. These Bylaws maybe in conflict with State Statue.

Member Brodie moved to table the application until the Village Counsel has reviewed the issues. Vice Chair seconded the motion and it was approved unanimously.

19-25A, Steve & Carol Berry, 468 West Road, Change of Color (Roof)

Mr. Berry showed three examples of shingles all a dark color (current shingles are red). Mr. Berry stated that the roof needed to be replaced and the dark shingles would make the solar panels less noticeable.

Vice Chair Campbell moved to approve the application on the condition that the color of the shingles be either, Black Pearl, Colonial Slate or Patriot Slate. Member McCloskey second the motion and the vote was unanimous.

Other Business:

Application Fees

Scott stated that the State had recently passed legislation allowing municipalities to charge a \$15 recording fee (was \$10) and the Town of Manchester has done so. The Village's zoning application fees will be adjusted accordingly.

Scott stated that Burr and Burton Academy would be submitting an application for new construction soon. However the Village's zoning application fee schedule on has fees for Residential and Commercial new construction, not schools or institutions. Member Brodie moved to apply the Residential application fee. Member Moore seconded the motion. A majority voted to approve the motion. Vice Chair Campbell voted no.

Conditional Use

Scott asked the members if a new building on school grounds constituted a Conditional Use in the Village Residential (VR) zoning district. The consensus of the Board was that a new building, at a school does not constitute a conditional use. A new school in the VR district would require a conditional use, but not a new building.

August meeting date

Scott asked that the DRB August meeting scheduled for August 7 be changed to August 15 to give addition time to process the anticipated zoning application from Burr & Burton. The Chair hearing no opposition set the next meeting date as August 15, 10 AM.

There being no further business to come before the Board, the meeting was adjourned at 11:25 A.M.