



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 4th day of September, 2019

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

Member(s) Absent: Renee Waller, Bill Mariano

Others Present: Scott Swinarton, Susan Gray, Seth Bongartz Laine Dunham, Mark Wesner, A.I.A., Geoff Metcalfe, William Badger, A.I.A., Mark Tashjian, Ken Glasier, Dennis Flippi, Eric Scott, Administrative Officer

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

Minutes:

Approve the draft minutes of the August 15th meeting.

On a motion by Brodie, seconded by Moore, the Development Review Board (DRB) voted to approve the draft minutes of the August 15th meeting. Motion passed unanimously.

Applications:

19-31, Ralph & Joannie Crowley Jr. (Scott Swinarton), 297 West Union St, Addition,

Scott Swinarton, EQX Construction Co., agent for the applicant, presented alterations to a previously approved application (#14-16). Roof, siding and windows will match current materials and color. DAC recommended approving the application at its July 31 meeting.

On a motion by Brodie, seconded by Campbell, the DRB voted to approve the application. Motion passed unanimously.

19-39, Susan Gray, 3424 Main St, Home Occupation and Sign,

Dr. Gray spoke to the Board of her journey to Manchester and how her research showed that there is a need for the home occupation she is proposing. Gray presented a mockup of the proposed sign and its location. Members asked about parking and how many vehicles were expected. Gray responded that the parking would be along the side or in the rear and only one or two vehicles at a time were expected. Moore reported that the DAC recommended approval provided the sign was three feet away from the sidewalk.

On a motion by Campbell, seconded by McCloskey, the DRB voted to approve the application for a home occupation at this location. Motion passed unanimously.

On a motion by Campbell, seconded by Moore, the DRB voted to approve the sign application. Motion passed unanimously.

19-38, Friends of Hildene, 825 Hildene Rd, Addition,

Seth Bongartz presented to the Board the history of Hilden's educational programs and the increased number of "student days". Bongartz spoke to the Board about the limitations the current tent presents to Hildene. A limited season, unpredictable weather, and the need for better enclosure. Geoff Metcalfe provided more detail of the proposed Lincoln Hall, including elevations,

site plan and product samples. Landscaping, materials and colors will match the existing scheme. Moore reported that the DAC recommended approving the application.

On a motion by Moore, seconded by Campbell, the DRB voted to approve the application. Motion passed unanimously.

19-37, Friends of Hildene, 825 Hildene Rd, New Construction,

Laine Dunham noted that by offering more at Hildene, there is a need for additional parking. Geoff Metcalfe presented plans for a new parking area and a new building to store visitor shuttles. Metcalfe presented elevations, site plan showing screening and pathways and a lighting plan. Colors and roofing will match existing buildings. A member asked if turf could be used as the surfacing for the parking. Metcalf thought that was too much traffic for grass. Metcalf stated that a lot of what was being proposed was worked out in detail with the State due to the nearby wetlands. Moore reported that the DAC recommended approving the application.

On a motion by Campbell, seconded by Moore, the DRB voted to approve the application. Motion passed unanimously.

16-38, Yemin McDougal (William Badger), 3467 Main St, Review colors for Addition,

This application is a continuation of permit 16-38. At the time of the approval of 16-38, colors were not presented nor approved. Badger showed to the Board a mockup of the grey clapboard siding, white trim and Hale Navy shutters.

On a motion by Brodie, seconded by McCloskey, the DRB voted to approve the application. Motion passed unanimously.

19-41, Ancadila Properties LLC (William Badger, A.I.A.), 3496 Main St, Addition.

William Badger presented plans to add to the rear of the structure a garage and porch and renovate the one story garage in the rear yard to a two story carriage house. The structure is pre-existing, non-conforming, however the foot print will not change. Bader provided elevations and a site plan. Siding, roofing and colors will match the current. The cedar tree in the front yard will be removed as will the shutters. Badger presented a photo demonstrating that the original structure did not have shutters. Moore reported that the DAC recommended approving the application.

On a motion by Campbell, seconded by Brodie, the DRB voted to approve the application including the tree and shutter removal. Motion passed unanimously.

19-33A, Burr & Burton Academy, 57 Seminary Ave, New Maintenance Building

This application is an amendment to 19-33. The structure was included in the application of 19-33, however was not addressed at the August 22 Special Meeting.

Ken Glasier presented the site plan and elevations. This new maintenance building will replace the existed building to make way for the new Founders Hall. The building will be gray metal siding and roof. Two white garage doors. Glasier acknowledged the existing wetlands and stated BBA was observing the required setbacks. The DAC did not review this application.

On a motion by Brodie, seconded by Moore, the DRB voted to approve the application. Motion passed unanimously.

Other Business:

Annual Organizational Meeting. Election and appointment of officers.

On a motion by Brodie, seconded by Moore, the current Chair (Powers) and Vice Chair (Campbell) were nominated Chair and Vice Chair for the next year. Motion passed unanimously. Scott was reappointed DRB Clerk.

There being no further business to come before the Board, the meeting was adjourned at 11:15 A.M.