



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the fifth day of September, 2018

Members Present: Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Bob Johnston, Gordon McClellan, Richard Moore, Alternate
Member(s) Absent: Renee Waller, Dana McCloskey
Others Present: Roger Aberth, Rob Morgan, Ramsey Gourd, Jeff Leggett, Marian Mueller, Eric Scott, Administrative Officer

Chairman Brodie called the meeting to order at 15:01 Zulu (10:01 A.M.) and rearranged the agenda.

Other Business:

Election of Chair and Vice Chair.

Chair Brodie opened the floor to nominations for Chair and moved to nominate Member Craig Powers. Member Campbell second the motion. Hearing no other nominations, the Chair asked for a vote. The Board unanimously approved and Member Brodie handed to gavel to Chair Powers.

Chair Powers opened the floor to nominations for Vice Chair and moved to nominate Member Campbell. Member Brodie seconded the motion. Hearing no other nominations, the Chair asked for a vote. The Board unanimously approved.

Minutes:

Approve the draft minutes of the August 01 meeting.

With a spelling correction, Campbell moved to approve the minutes, Alternate Member Moore seconded the motion and the Board unanimously approved.

Applications:

18-25, CWI Manchester Hotel, LLC, 3609 Main St, Sign

Roger Aberth, Equinox Resort General Manager described the proposed sign and why he believed it was needed. The Resort has a change of use permit for the building but the project is on hold. The Resort felt the empty sign posts was unsightly and a sign identifying the historic building would be appropriate until the change of use was completed. The DAC stated that the sign conforms to the Sign Regulations and recommended approval.

Member Campbell moved to accept the DAC recommendation, Member Brodie second the motion. Chair Powers asked for a vote and the members unanimously approved the sign application.

18-23, Thomas & Catherine Scarnecchia, 174 Sargent Ln, Addition

Ramsey Gourd, A.I.A. described to the Board the site plan including the footprint of the car barn addition, setbacks and driveway changes. Mr. Gourd described the siding (Driftwood Gray), trim (white), architectural shingles (slate color) and goose-neck barn lighting. The upstairs will be unfinished, no new plumbing. No tree removal and minimal landscaping.

Member Johnston reported that the DAC recommended approval. Member Campbell moved to accept the DAC recommendation, Member Brodie seconded the motion. The Board voted unanimously to approve the application.

18-24, Leggett Custom Homes, 91 Twin Brooks Ln, New Construction

Jeff Leggett presented the site plan, elevations, driveway, septic, lighting and landscape ideas for the new house. The footprint is within the setbacks allowed in the RR-2 zoning district. The DRB approved this house design in March 2018 (18-02), but on the lot across the street. Much of the discussion and Ms. Mueller's concerns were regarding the wetlands and Flood Hazard Areas (FHA). Mr. Leggett stated that he believed this lot was in neither. Chair Powers stated that wetland and FHA are regulated by the State and it was the applicant's responsibility to obtain any other permits that are required.

Member Brodie asked Ms. Mueller if she had another concerns and she answered, "No".

Chair Powers asked if there anymore issues and hearing none, asked for the DAC action. Member Johnston stated that the DAC recommended approval. Member Johnston moved that the DRB accept the DAC recommendation and approve the application. Member Campbell seconded the motion and the Board unanimously approved the application.

Other Business:

With the consensus of the Board, Chair Powers appointed Eric Scott, Administrative Officer as the DRB Clerk.

Member McClellan moved to accept the attached schedule and the DRB regular meeting dates. Member Johnston seconded the motion and the motion passed unanimously.

There was brief discussion regarding the Bylaws. It was decided that in light of the late hour and stifling heat to warn a special meeting to discuss Bylaw changes solely. The Administrative Office will set a date.

There being no further business to come before the Board, the meeting was adjourned at 11:00 A.M.



Village of Manchester, Vermont

Regularly scheduled meeting dates and time at 45 Union St.

Design Advisory Committee (DAC) 8:30 AM	Development Review Board (DRB) 10:00 AM	Planning Commission (PC) TBD
08/29/18	09/05/18	As Needed
09/26/18	10/03/18	
10/31/18	11/07/18	
11/28/18	12/05/18	
12/26/18	01/02/19	
01/30/19	02/06/19	
02/27/19	03/06/19	
03/27/19	04/03/19	
04/24/19	05/01/19	
05/29/19	06/05/19	
06/26/19	07/03/19	
07/31/19	08/07/19	
08/28/19	09/04/19	