



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 1st day of November, 2017

Members Present: Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Bob Johnston, Gordon McClellan, Renee Waller, Richard Moore, Alternate

Member(s) Absent: Al Michaels

Others Present: David Brenner, Martello Brothers, Ted Maddox, Ekwanok Country Club, Allison Mason, Jonathan E. Mason DMD, PC, Brian Knight, Tom Deck, Eric Scott, Administrative Officer

Chairman Brodie called the meeting to order at 10:08 A.M.

Minutes:

Approve the draft minutes of the September 06, 2017, meeting.

Member Campbell moved that the draft minutes of the September 06, 2017, meeting be approved. Member Johnston seconded the motion and it passed unanimously.

Applications:

17-27, Carolyn Blitz, 90 West Road, Addition.

Mr. Brenner presented the proposed addition to the Board and stated that he and his client, Ms. Blitz had work hard on a design that was within the characteristics of the Village and believed they were fostering good relations with their neighbors. Mr. Brenner reminded the Board that the small addition at the rear of the home would be within the new fence and other than the slate roof, the addition would not be visible. There were few questions or comments from the members as the applicant was heard at the September DRB meeting. Member Johnston asked how many small lots were in the Village and Scott thought that there were maybe ten properties in this area of West Road and Franklin Avenue within the Village Residential District.

Decision regarding the waiver to exceed the lot dimensional requirement.

Member Campbell moved to approve the waiver of the lot dimensional requirements for this property and add 4% to the maximum building coverage of 25%. Member Waller seconded the motion and it passed unanimously.

Decision regarding the zoning application.

Member Campbell moved that the zoning application be approved. Member Waller seconded the motion and it passed unanimously.

17-34, Ekwanok Country Club, 2892 River Rd., New Construction (maintenance building).

Mr. Maddox presented plans for a storage/maintenance building. The proposed building is the same in size, design, material (steel) and color (green) as the existing building that was approved in 2005. The maintenance area for the golf course is one-half mile from Main Street and the neighbor is the Equinox Golf Course maintenance building.

Member Campbell moved to approve the application. Member Powers seconded the motion and it passed unanimously.

Other Business:

Discuss “otherwise provided” versus “variance” in the Sign Regulations.

Scott and Mrs. Mason presented the question how to proceed with an off-premise sign application and what process will be used by the DRB to address; “otherwise provided”. After some discussion the consensus members was to proceed with an application, when received and use the same process as a waiver is heard (via warned public hearing).

Discuss applicable Bylaws for pond renovation.

Scott presented a plan to repair and renovate a private pond within the Village. Scott asked the DRB if Section 9.7 of the Bylaws was applicable. The consensus of the members felt that Section 9.7 did not apply as the proposal is to repair and renovate. However, there was concern regarding the noise of the diesel generator that will operate during the project. The DRB members believed that Section IV (noise) and Section VII (flood hazard area) of the Ordinances may apply.

Discuss Bylaw update format.

Scott asked the Board how wanted to proceed with the Bylaw update. The consensus of the members were to work on two or three section of the Bylaw each regular meeting. Chair Brodie asked that Scott email the draft Bylaw changes to the members and anyone else interested.

There being no further business to come before the Board, the meeting was adjourned at 10:55 A.M.