

**VILLAGE OF MANCHESTER**  
**Manchester, Vermont**

**Minutes of a Regular Meeting of the**  
**Development Review Board**  
**Held on the 5<sup>th</sup> day of November, 2014**

**Members Present:** Chairman Donald Brodie, Vice Chairman Tom Deck, Karen Walla, Al Michaels, Craig Powers, Alternate, Ellen Ogden, Alternate

**Members Absent:** Orland Campbell, Joe Giolito, Julie Hanes

**Others Present:** Mark H. Tashjian, Headmaster, Burr and Burton Academy, Todd Nebraska, Broadleaf Architects, Planners and Builders, James Lewis, Acting Administrative Officer

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

**Minutes:**

The members reviewed the minutes of the meeting of October 01, 2014.

After review, Vice Chairman Deck moved that the minutes of the meeting of October 01, 2014 be approved. Member Walla seconded. The vote was unanimous in favor.

**Applications:**

**Application 14-34, Burr & Burton**, 70 Williams Street, remodel and add to the former Birchbrook Adirondack Camp building for a Headmaster residence.

Mr. Chris Huston, Broadleaf Architects, Planners and Builders presented the application. A site plan was provided. This building will be used primarily as a residence. There are no plans to remove any healthy trees.

Design Advisory Committee (DAC) Member Powers reported that the DAC had reviewed the application and unanimously recommended DRB approval of the application.

Vice Chairman Deck then moved that the Board accept the recommendation of the DAC, and approve the application. Member Walla seconded. The vote was unanimous in favor.

**Application 14-36, Lawrence & Andrea Ross**, 2330 River Road, for a change of use to a B & B.

Mr. Ross presented the application. A site plan was provided and explained, including parking and lighting. He explained the status of various agencies review and approvals.

Chairman Brodie asked Mr. Ross to provide the Village with permits from these various agencies as the permits are approved because the B & B "breaks new ground" in the Rural Residential Zoning District.

DAC Member Powers stated that the DAC saw no detrimental impact the on area or historical nature of the property. Mr. Ross stressed that the B & B will be "low key".

Chairman Brodie, after some discussion asked that the Planning Commission review the definition of *Family* (Any number of individuals related by blood, marriage, civil union or adoption; or not more than

five unrelated individuals living together as a single housekeeping unit.) and determine if there is a conflict with "Bed and Breakfast facilities".

Chairman Brodie recommended that the DRB retain jurisdiction and asked for a motion to approve the application. Chairman Brodie then moved that the Board accept the recommendation of the DAC, and approve the application. Member Michaels seconded. The vote was unanimous in favor.

**Application 14-38, Ekwanok Country Club, 3310 Main Street, for an addition to the existing Pro Shop.**

Mr. Esher presented the application. A site plan was provided and explained, including exterior views of the Pro Shop. Architectural lines of the addition will follow the current Country Club lines.

DAC Member Ogden was asked by Chairman Brodie for the recommendation of the DAC. Ogden reported that the DAC was unanimously approved the application. Vice Chairman Deck asked about landscaping plans. Mr. Esher explained that large tree will remain and the existing shrubs will be removed, but shrubs will be replanted.

Chairman Brodie asked for a motion to accept the DAC's recommendation and approve the application. Vice Chairman Deck then moved that the Board accept the recommendation of the DAC, and approve the application. Member Michaels seconded. The vote was unanimous in favor.

**Application 14-39, Louise Gogel, 65 West Road, for installation of twelve (12) solar modules on south-facing roof.**

Ms. Gogel presented the application. The modules will be placed at the rear of the dwelling, out-of-sight of the street and sidewalk. Alternate and DAC Member Powers was asked by Chairman Brodie for the recommendation of the DAC. Powers reported that the DAC was unanimously approved the application.

Chairman Brodie asked for a motion to accept the DAC's recommendation and approve the application. Alternate Member Powers then moved that the Board accept the recommendation of the DAC, and approve the application. Alternate Member Ogden seconded. The vote was unanimous in favor.

**Application 14-41, Robert & Elise Redmond, 3302 Main Street, for relocation and renovation of a studio.**

Mr. Tim Ward presented the application. A site plan was provided and explained by Mr. Ward. Windows will be repaired, not replaced. The roof will be re-shingled. The studio will be moved to provide better lighting a better view of the golf course and mountains.

DAC Member Powers reported that the DAC had reviewed the application and unanimously recommended DRB approval of the application.

Member Walla then moved that the Board accept the recommendation of the DAC, and approve the application. Vice Chairman Deck seconded. The vote was unanimous in favor.

#### **Other Business: Administrative Officer's Report**

None

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