



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the second day of December, 2015

Members Present: Chairman Donald Brodie, Tom Deck, Orland Campbell, Karen Walla, Julie Hanes, Al Michaels, Craig Powers

Members Absent: None

Others Present: Ramsay Gourd, AIA, Diana Mosher, Wood and Wood Signs, Eric Scott, Administrative Officer

Chairman Brodie called the meeting to order at 10:01 A.M. Chairman Brodie asked Ms. Mosher she objected to reversing the order of the posted agenda and allow application 15-38 to proceed before her application 15-37. Ms. Mosher had no objection and Chairman Brodie rearranged the order of the agenda.

Minutes:

The draft minutes of the meeting of October 07, 2015, were reviewed. Member Campbell moved that the minutes of the meeting of October 07, 2015, be approved. Member Michaels seconded. Discussion ensued regarding the approval of Application 15-32, Solar Array. Member Powers asked if the solar array was screened per the conditions of the approval. Member Campbell iterated that the motion was for the approval of the minutes and compliance to the approved permit was a matter for the Administrative Officer to investigate. Chairman Brodie asked if there as any further discussion regarding the minutes and hearing none, asked for the members to voice their vote. The vote by was unanimous in favor.

The scheduled meeting for November 04, was cancelled.

Applications:

15-38, 1532, LLC, 150 West Road, Alteration, Ramsay Gourd, AIA, Agent

Mr. Gourd, agent for the property owners presented building plans to the Board detailing the proposed changes to the structure. The owners propose to replace the door and add a portico with a light to the front, remove the fiberglass shutters and replace the windows, and add a small deck along the side. All paint will be white. Chairman Brodie asked for the results of the DAC review and DAC Member Hames reported that the DAC recommended approval of the application. Member Campbell moved that the DRB accept the recommendation of the DAC and approve the application. Member Michaels seconded the motion. Chairman Brodie polled the members for further discussion and hearing none asked the members to voice their vote. The vote by was unanimous in favor.

15-37, Taconic Hotel (3835 Main LLC), 3835 Main Street, Sign, Wood & Wood Sign, Agent

Ms. Mosher, agent for the Taconic Hotel presented the sign application showing the location, materials and light fixture. Discussion followed regarding the sign location and its proximity to the sidewalk and fire hydrant. Administrative Officer Scott stated that Al Mowrey, Village Road Foreman had met on-site with a representative of Wood and Wood Signs, spoke to the Town's Fire Chief and is satisfied that the placement does not encroach upon the sidewalk or the fire hydrant.

Ms. Mosher presented samples of the sign material including the background and copper colored lettering for the restaurant signage. The proposed light fixture was reviewed and the members stressed the desire for a soft yellow rather than the bright blue color occasionally seen in LED lights. Ms. Mosher assured the members that the soft yellow color was what was proposed and showed a photo of a sign lighted in soft yellow. Chairman Brodie asked for the results of the DAC review and DAC Member Powers reported that the DAC recommended approval of the application. Member Campbell moved that the DRB accept the recommendation of the DAC and approve the application, noting that the sign will be illuminated all night as it is the nature of the hotel business to be open all night. Member Deck seconded the motion. Chairman Brodie polled the members for further discussion and hearing none asked the members to voice their vote. The vote by was unanimous in favor.

A brief discussion followed between the members and Ms. Mosher regarding the possibility of the newly planted trees obscuring the sign, directional signs and changes in the future. Chairman Brodie closed the discussion, stating that these were changes the Administrative Officer (trees and directional signs) could approve and if a different sign configuration was proposed in the future, the DRB would review an application as it had done for the current sign.

There being no further business to come before the Board, the meeting was adjourned at 10:53 A.M.