



# Village of Manchester, Vermont

## Minutes of a Regular Meeting of the Development Review Board Held on the 4<sup>th</sup> day of December, 2019

- Members Present:** Chair Craig Powers, Vice Chair Orland Campbell, Donald Brodie, Gordon McClellan, Richard Moore
- Member(s) Absent:** Dana McCloskey, Renee Waller, Bill Mariano
- Others Present:** Scott Thompson, Scott Thompson Builders, William Badger, A.I.A., Tom Deck, Eric Scott, Administrative Officer

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

### Minutes:

Approve the draft minutes of the November 06 meeting.

On a motion by Moore, seconded by Brodie, the Development Review Board voted to approve the minutes of the November 06 meeting. Motion passed unanimously, Campbell abstained as he was not present at the meeting.

### Applications:

19-50, Ancadila Properties LLC, W. Badger, Agent, 3496 Main St, Addition

Mr. Badger and Mr. Thompson described to the Board the condition of the foundation has be found to be in poorer condition than previously thought. The owner has decided upon the advice of Badger and Thompson that building a stand-alone addition connected by a passage way would be more sound than the addition described in application 19-41. New to this application was an addition to the south on the front porch to visually balance the front of the home. The addition will be white with white trim, standing seam steel roof covering matching the color of the front porch roof. Windows will be replaced with modern wood/clad double hung units the same size as the existing windows. The previous landscaping was saved and will be replanted at the conclusion of the project.

Mr. Tom Deck, neighbor asked for more details regarding the passageway and received a detailed description of the sliding glass door, small deck and cable "railing".

On a motion by Campbell, seconded by Brodie, the Board discussed the issues raised by the placement of the barn. It then voted to approve the application as presented, recognizing that a waiver would be required to allow the barn to be erected in the location proposed and approved, as that location does not meet the district's current setback requirements. The approval of the barn is conditional upon the granting of the waiver to reduce dimensional requirements. The structure (breezeway) outside of the setback (30') is approved without conditions. The motion passed unanimously.

### Other Business:

Continue review of Section 9 – Special Regulations of the Bylaws.

Tabled given the length of time spent on the zoning application.

There being no further business to come before the Board, the meeting was adjourned at T10:56 A.M.