



# Village of Manchester, Vermont

## Minutes of a Special Meeting of the Development Review Board Held on the 30<sup>th</sup> day of December, 2019

**Members Present:** Chair Craig Powers, Vice Chair Orland Campbell, Donald Brodie, Gordon McClellan, Dana McCloskey, Richard Moore

**Member(s) Absent:** Renee Waller, Bill Mariano

**Others Present:** William Badger, A.I.A., Eric Scott, Administrative Officer

Chair Powers called the meeting to order at 11:25 A.M.

### **Waiver:**

Consider a request from Ancadila Properties LLC at 3496 Main Street to waive the side yard setback dimensions in the Village Residential Zoning District.

Mr. Badger described the traditional long, narrow lots in the historic core of the Village and how the current setbacks in the Bylaws almost always requires a waiver to build. The biggest advantage to the Village by waiving the side yard setback is that the new structure will be directly behind the historic structure and less visible from Main Street. Badger added that by approving the waiver, there will be less driveway and more green space.

No members of the public were present. Member Brodie ask Scott if adjoining neighbors had been notified and the meeting properly warned. Scott replied that yes, the adjoining neighbors and an interested party had been sent a notice via USPS and none had been returned. The notice was published in the *Manchester Journal* on December 13.

On a motion by Brodie, seconded by Campbell, the Development Review Board voted to approve waiving the north side yard setback. The setback from this property line is 18 feet. Motion passed unanimously.

### **Other Business:**

None.

There being no further business to come before the Board, the meeting was adjourned at 11:45 A.M.