



# Village of Manchester, Vermont

## Minutes of a Regular Meeting of the Development Review Board Held on the 5th day of May 2021.

**Members Present:** Chair Craig Powers, Vice Chair Thomas Deck, Donald Brodie, Renee Waller, Dana McCloskey, Jack Morris

**Member(s) Absent:** Gordon McClellan

**Others Present:** Ian Jensen, Christie Bronstein, Anna Johansen, Frank Parent, Jeff Spencer, Peter Hershberg, Matt Weir, Dr. Cricket Mikheev, Orland Campbell, Eric Scott, Administrative Officer

The meeting was held electronically per 1 V.S.A. § 312 (2) (D).

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

### Minutes:

Approve the draft minutes of the April 07 meeting.

On a motion by Brodie, seconded by McCloskey, the Development Review Board voted to approve the draft minutes of the April 07 meeting subject a spelling correction. Motion passed unanimously.

### Applications:

21-13, Ian Jensen, Agent, Michael & Christie Bronstein, (formerly Ellis), 143 Witherell Ln, Swimming Pool, Pool House, Garage Doors.

Anna Johansen described the location of the property and the proposed location of a swimming pool and small pool house. The location is in the rear of the property and within the required setbacks. Powers asked the natural screening and Johansen showed photos in all directions showing the brush and trees along the property lines. Some pines and dead material will be trimmed and/or removed. Brodie and Powers asked about the new proposed light fixtures. Johansen described landscaping lighting but did not have a plan. The Members thought a lighting plan submittal should be a condition of the approval.

Ian Jensen described the small cottage like pool house for changing and housing pool equipment. The pool house will match the white with black trim main house. Both the home and pool house will have new black asphalt shingles. Jensen described proposed "mini-split" heat pump systems screen from view and new white garage doors. New lighting fixtures and locations were shown.

On a motion by Deck, seconded by Waller, the Development Review Board voted to approve with the condition that a lighting plan be submitted the application for swimming pool, pool house and landscaping as proposed and recommended by the DAC. Motion passed unanimously.

21-14, Frank Parent, Agent, Maple St Foundation Inc, 322 Maple St, New Construction.

Frank Parent described the location of the private Maple Street School, the current configuration of the school building, drive, outdoor activity areas and some of the constraints due the nearby stream. The proposed new building will house classrooms and restrooms for a new pre-school on the current basketball court. The entrance of the proposed structure will match the timber entrance on the main school building. The siding, roofing, colors, and lighting will also match the current structure. Parent described some of the permits that will be required from other jurisdictions including Act 250. The Act 250 application will include enrollment numbers and parking plans. No new landscaping is proposed. The applicant and the DRB concurred that the current screening between the School and adjoining Equinox Terrace is adequate.

On a motion by Deck, seconded by McCloskey, the Development Review Board voted to approve the application for new construction as proposed and recommended by the DAC. Motion passed unanimously.

**Other Business:**

None

There being no further business to come before the Board, the meeting was adjourned at 11:05 A.M.