



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 1st day of September 2021.

Members Present: Chair Craig Powers, Donald Brodie, Gordon McClellan, Dana McCloskey, Jack Morris

Member(s) Absent: Vice Chair Tom Deck, Renee Waller

Others Present: Orland Campbell, Lucille and Robert Swinarton, Chris Cole, Ramsay Gourd, Jennifer Woolf, Administrative Officer

Chair Powers called the meeting to order at 10:03 A.M.

Minutes:

Approve the draft minutes of the August 4th meeting.

On a motion by Morris, seconded by Brodie, the Development Review Board voted to approve the minutes of the August 4th meeting. Motion passed unanimously.

Applications:

21-23, Robert and Lucille Swinarton, 1047 West Road: New Construction.

Mr. Swinarton presented the proposed project with the updated renderings and the changed plan which moves the garage from the front of the house to the rear. The building is now “L” shaped with the garage facing West Rd. and the entrance facing North, perpendicular to West Rd. In addition, he presented a site plan and a landscaping plan. Morris specified that the property is in the Preservation district. Woolf (Administrative Officer) stated that it appears to meet the requirements of the preservation district. Brodie presented his issue with the garage facing West Rd. Powers stated that the house presently on the property needs to be torn down and the presented home looks very nice and will bring the property back to its glory days. Powers specified that while the house faces North, the bylaws specify that the house should face the street, it is not a requirement. Powers additionally specified that many neighboring homes are oriented similarly. Orland Campbell (member of the public) stated that the application has gone through multiple zoning administrators and the issues are not with the home’s plans, but with the Village bylaws themselves. The Village needs to review and revise the bylaws, even if the DRB says this is acceptable, it does go against the bylaws. Woolf stated her opinion that the plans do not go against the bylaws as the bylaws state the home should face North and the house aesthetically fits in the Preservation District with the garage in the back, and it appears extremely similar to neighboring properties. Powers asked Swinarton is they could have the porch wrap around to face West Rd. Swinarton replied that it is a possibility but he could have issues with septic and wells. Brodie proposed to the Board that a variance be considered to make sure that bylaws are not being broken. Powers replied that the neighborhood has houses facing all different directions and the bylaws are written with vague language of “should” and “where possible” which allows the Board to interpret them with a different lens for specific situations.

Brodie made a motion to accept, seconded by McCloskey, the Development Review Board voted to approve. Motion passed unanimously.

21-30, Hildene, 1005 Hildene Rd : New Construction

Woolf went over the DAC criteria for approval which recommended approval for the project. Mr. Cole presented the building of a wood uncovered deck on the Annex Building and the creation of an ADA compliant bathroom. Cole stated that he has received Act 250 approval.

Cole presented on the West Walkway Project. Cole explained that this is the main public access to the gardens and the bricks are heaving from bad drainage. The plan is to fix drainage and replace with stamped concrete which was okayed by the state preservation office. Cole presented the plan to add in an ADA gravel walkway and replace the fence along the West Walkway as it currently doesn't match the historic fence, this was also approved by the state preservation office.

Brodie made a motion to approve, seconded by Morris, the Development Review Board voted to approve. Motion passed unanimously.

21-32, Ramsay Gourd, 2584 Main St.: Addition

Woolf went over the DAC criteria for approval which recommended approval for the project. Ramsay presented his plan to build an addition on his home. The property is on a flag lot and is not visible from the street, the location of the home on the property is not within the Preservation District.

Morris made a motion to accept, seconded by Powers, the Development Review Board voted to approve. Motion passed unanimously.

21-28, Putney, 1083 West Rd.: New Construction

No agent was present to represent this project. Brodie motioned to table the matter until next month's meeting, seconded by McCloskey, the Development Review Board voted to table the matter until next month's meeting. Motion passed unanimously.

Other Business:

Bylaw Revisions

Powers and Campbell discussed the potential revision of bylaws and its possible necessity.

There being no other business, Powers closed the meeting at 10:58 A.M.