



Village of Manchester, Vermont

Minutes of the Regular Meeting of the Development Review Board Held March 02, 2022 at 10:00am

Members Present: Chair Craig Powers, Vice Chair Thomas Deck, Donald Brodie, Gordon McClellan, Jack Morris.

Member(s) Absent: Renee Waller, Dana McCloskey.

Others Present: Christie Bronstein, Jamie Jerome, Orland Campbell, Anna Johansen.

The meeting was held both in person at the Villages Office and via zoom.

Chairman Powers called the meeting to order at 10:00am.

Minutes:

Approve the draft minutes of the February 02, 2022, meeting.

Powers commented that several spelling errors would need to be resolved after the minutes' approval. Brodie motioned to approve the draft minutes, and Powers seconded his motion. The draft minutes were then unanimously approved by the Board.

Applications:

22-06 Christie Bronstein, co-owner of 143 Witherell Lane, and Anna Johansen as an agent for Michael and Christie Bronstein. The application regarded an accessory building consisting of an exterior trash and firewood storage shed, the glading of trees to create a view corridor, the narrowing of the driveway, the expansion of parking near the main structure, the installation of minor garden lighting fixtures, and the creation of stylized retaining walls throughout the garden.

Bronstein began her presentation by describing the accessory structure. This shed would be built off the existing garage for garbage and firewood storage. The shed was to be made of natural barnwood and sided with a stone veneer, and to be covered with a bronze or copper standing seam roof. Bronstein went on to explain the stone veneer would match the existing stone on the main house, and that a sliding door would be built into the side. She expressed her belief that the shed would eliminate the visibility of the trash while contributing to the existing aesthetic of the property. Bronstein then moved to the next item, which included the expansion of existing parking on the property to fit

several more cars for her now-driving children, and to accommodate a basketball hoop. The work would also include the paving of this parking and the narrowing of their driveway. Bronstein then moved on to describe the extent of the glading to be done on the East side of the property, showing an image of the space to be affected. She briefly described too the installation of low-clearance outdoor lighting fixtures to make walkways on the property more accessible at night. Powers asked whether the proposed view corridor would extend to the Eastern boundary of the property line. Bronstein confirmed that it would, yes. Johansen commented that the glading would also eliminated several dead pine trees to enrich the surrounding wood and enhance the view corridor. Bronstein then added that the work was not intended to infringe on the privacy of surrounding properties, and offered to print additional trees to enhance others' privacy, if needed. Bronstein having finished her presentation, Powers quickly introduced the prior decision of the Design Advisory Committee (DAC) which gave a score of 1 to every item on their criteria for approval schedule. Powers then opened the floor to questions. Powers asked if Bronstein had checked with her neighbors as to the question of how the view corridor might affect privacy. Bronstein stated she had checked with one of her neighbors, but not those on the Eastern boundary. Powers stated that although such a notification was not required under bylaws, he recommended Bronstein notify that neighbor ahead of the commencement of work.

The Board had no further questions, and on a motion by Brodie, seconded by Morris, the Development Review Board (DRB) approved the application unanimously.

22-07 Jamie Jerome as agent for the Walker S. Kimball III 2016 Revocable Trust, which owns 3227 Main Street. The application regarded the demolition of an existing house and accessory structure on the property in preparation for a new construction project, to commence later this year.

Jerome began by introducing the intent of the demolition, which was to remove a two existing structures to provide clear building space for a new construction intended to start, later this year. Jerome stated the house to be demolished had been constructed in either the 1950s or 1960s. Although an exact date had not been authenticated by the time of the meeting, it was not determined to be labeled historic under any relevant record. Jerome claimed that original mahogany doors within the house had been determined to be valuable and had already been removed, in anticipation of the demolition of the house. Jerome went on to describe how a check for asbestos had been performed on the house and that a second permit would be filed before any new construction commences. Powers commented that it appeared a simple request, and noted that Section 9.8 of the Village Bylaws required site plans for planned future development as part of a demolition permit application. VanDerWielen commented the last two pages of the attached documentation included a future use site plan. Jerome then mentioned that there are two accessory structures on property, one of which had deteriorated extensively and was to be demolished in addition to the main structure. Powers wished to clarify which of the two accessories they would be, referring to either the barn or

studio originally constructed on the property. Jerome confirmed that the plan was to demolish the barn and keep the studio. Powers then opened the floor to questions. The Board had no further questions. Campbell raised one comment, suggesting a formal waiver for the provision of a future building plan. Powers agreed with Campbell.

Brodie motioned to approve the application while formally waiving the requirement for this application. McClellan seconded the motion. The motion to approve the application and formally waive this requirement was approved unanimously by the DRB. Powers reminded Jerome of the fifteen day (15) appeal period which must pass before demolition could occur, which VanDerWielen confirmed. Jerome then stated a second permit application would be submitted in the next thirty days concerning the new construction planned.

Public Comments:

Powers asked if the public had any other business to raise. Campbell expressed concern over the Planning Commission's (PC) recent review of the Village zoning bylaw, citing a lack of coordination between them and the DRB as potentially problematic. Campbell strongly recommended the Board and DRB work more closely with the PC as they may be less familiar with the intent and existing implementation of the Village bylaws. Recalling his experience attending the most recent meeting of the PC, Campbell also cautioned that the PC was operating with old and potentially outdated documentation, including 2018 draft edits and old meeting minutes. Powers asked Campbell when the next PC meeting was scheduled to occur, which Campbell confirmed was the third Wednesday of every month. Brodie agreed to assist with DRB-PC coordination and Powers stated his intention to reach out to the PC to create a clearer dialogue between both bodies. With no further comment, Powers moved to briefly introduce the new zoning administrative officer, VanDerWielen, who had been hired three weeks previous and whom he welcomed on behalf of the Board. VanDerWielen thanked Powers.

There being no further business before the Board, Powers suggested the meeting close. Brodie motioned for the meeting to be adjourned, seconded by Deck. Powers closed the meeting at 10:26am.

The next regular meeting of the Development Review Board will be held on March 7th, 2022, at 10:00am.

Respectfully Submitted,
Curan VanDerWielen, Zoning Administrative Officer