



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the sixth day of June, 2018

Members Present: Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Bob Johnston, Gordon McClellan, Dana McCloskey

Member(s) Absent: Renee Waller

Others Present: Ken Smith, Orvis, Michael Franklin, Orvis Intern, Jonathan Mason, Dentist, Marian Haines, Eric Scott, Administrative Officer

Chairman Brodie called the meeting to order at 10:00 A.M.

Minutes:

Approve the draft minutes of the May 30 meeting.

Administrative Officer Scott and Member Campbell noted more than one error in the draft. Scott noted and corrected all the errors. Member Campbell motioned to approve the corrected minutes. Member Johnston seconded the motion and the corrected minutes were approved unanimously.

Applications:

18-10, Jonathon Mason/Orvis Company, Inc. 0 Main St. (Orvis Green), Sign.

Mr. Smith presented the mock-up of the proposed sign and location. Both the DAC and the members of the DRB in attendance thought the sign design could be approved (lighting was not discussed), however the sign location became the matter of discussion. Dr. Mason requested that the location of the sign be on the property owned by Orvis rather than his property on Longview Drive. Dr. Mason explained how difficult it was for patients of his practice to locate the business.

After much discussion included alternative locations, Members Campbell and Powers noted that the current Sign Regulations do not allow off-premise signs and do not afford the Board any alternatives. Member McClellan thought the Board could approve the application due to Dr. Mason's unique situation. Discussion continued regarding the precedence an approval might have on future requests.

Chair Brodie motioned to deny the application, Member Johnston seconded the motion. Members Brodie, Powers, Campbell, and McCloskey voted yea and Members Johnston and McClellan voted nay. The motion passed and the application was denied.

18-16, Steve Hall, Landgrove Building & Design, Agent for Don & Nancy Kendall, 3049 River Rd, Demolition and Request to waive site development and building plan submittal requirement.

Mr. Hall explained to the Board the new owners of the property intend to build a new structure after demolishing the existing structure. The owners also asked that the Board totally waive the requirement to submit Site Development and Building Plans with the demolition application. Scott explained that the property was not located in the Historic Design Control Sub-District, was not listed on the National Register of Historic Places or the Vermont State Register of

Historic Places. Hall stated that based upon his experience as a builder, there was little or no architectural, building or furnishing details that would suggest that the structure is “historic”. Members asked when the structure was built and Hall stated he was unsure. Members came to believe that the structure was probably built in the 1960”s.

Hall also asked that the Board waive the requirement to submit Site Development and Building Plans in accordance to Section 9.8 of the Village Bylaws. Chair Brodie asked Hall if he understood that regardless of the request to waive this requirement for the demolition, Site Development and Building Plans would be required at the time the new structure applied for a zoning permit. Mr. Hall concurred.

Member Campbell motioned to totally waive the requirement to submit Site Development and Building Plans in accordance to Section 9.8 of the Village Bylaws and approve the demolition application. Member Campbell seconded the motion and the application and waiver were approved unanimously.

Other Business:

Review possible changes to Village Bylaws, Sections 4.6-4.8 and Section 5.1.

Given the length of the meeting, Chair Brodie queried the member to ask if anyone objected to table reviewing the Village Bylaws until a later meeting. No members objected and the topic was tabled.

There being no further business to come before the Board, the meeting was adjourned at 10:55 A.M.