



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the first day of July 2020

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

Member(s) Absent: Bill Mariano

Others Present: Kev and Carrie DeSanto, All American Pools & More, Jeff Leggett, Bill Badger A.I.A., Jen Gardner, Amy Chamberlin, Eric Scott, Administrative Officer

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

Chair Powers called the meeting to order at 10:05 A.M.

Minutes:

Approve the draft minutes of the February 05 and April 15 meetings.

On a motion by Moore, seconded by Campbell, the Development Review Board voted to approve the draft minutes of the February 05 and April 15 meetings provided a spelling error and typo are corrected. Motion passed unanimously.

Applications:

20-21, Walker & Van Griffen, 3026 Main St., Pool (Section 9.7)

Kev and Carrie DeSanto, agent and installer for the owners presented a site plan depicting the locations of the proposed pool and lot line setbacks which the pool is within. The pool will be flat with the ground with no structure associated with it. The pool area is not visible from Main Street.

On a motion by Campbell, seconded by McCloskey, the Development Review Board voted to approve the application for the in-ground exercise pool as proposed. The DAC did not review this application due the lack of a structure. Motion passed unanimously.

20-10, Leggett Custom Homes, Inc, 114 Twin Brook Ln., New Construction.

This application was tabled April 15, 2020, to conduct a site visit. The site visit was held June 25.

Mr. Leggett presented an aerial photo depicting the lot line and stream setbacks. Next, he showed the Board the wastewater and Land Use permits approved by the VT ANR. Finally, renderings of the proposed structure, colors (white with black trim) and the outdoor light fixtures.

Member Brodie asked what the area of the lot is (2.59 Ac) and if the wetlands were included (yes). Brodie suggested that a condition of approval might include construction work hours. Scott stated that the hours are included in the cover letter (email) for each application approved. Chair Powers polled the other members for any questions. There were none. Powers asked if anyone from the public had any questions to ask the applicant. There were none.

On a motion by Waller, seconded by Campbell, the Development Review Board voted to approve the application for new construction as proposed and recommended by the DAC. Motion passed unanimously. Member Brodie abstained.

20-20, Gardner/Napolitano, Bill Badger, A.I.A., Agent, 700 Riverbend Rd., Alterations.

Bill Badger presented photos of the current home and site elevations of the front porch, rear deck, and reconfigured garage. Colors will remain the same and no landscaping is planned.

On a motion by Moore, seconded by Waller, the Development Review Board voted to approve the application for alterations and additions as proposed and recommended by the DAC. The owner asked that the permit's one-year term be extended to two years due the difficulty hiring contractors at this time. The consensus of the Board was to not extend the term but authorized the Administrative Officer to approve an extension in the future if necessary. Motion passed unanimously.

20-16, Amy's Airstream, Itinerant Vendor, Sign.

Chair Powers stated that his review of the Village Sign Regulations found no reference to sandwich boards regarding portability, size, or hours of display. Powers asked Scott if this was true. Scott agreed and stated that the sandwich board sign should have been included with the Itinerant Vendor permit issued by the Board of Trustees. Scott stated that even if the Trustees had reviewed the sign there is still no standards. Powers agreed and stated that he did not believe the DRB had jurisdiction regarding sign(s) for Itinerant Vendors. Scott stated that Amy's Airstream currently has a temporary permit as allowed in the Sign Regulations and the Itinerant Vendor Permit expires in mid-October. If Amy's Airstream re-applies for the 2021 season the Trustees and DRB can work out details for sandwich board signs. Scott suggested this application be withdrawn by the applicant and Ms. Chamberlin concurred.

Other Business:

None

There being no further business to come before the Board, the meeting was adjourned at 11:10 A.M.