



Village of Manchester, Vermont

Minutes of a Special Meeting of the Development Review Board Held on the 14th day of November, 2018

Members Present: Chairman Craig Powers, Vice Chair Orland Campbell, Donald Brodie, Gordon McClellan, Dana McCloskey
Member(s) Absent: Bob Johnston, Renee Waller
Others Present: Brian Knight, Marian Haines, Eric Scott, Administrative Officer

Chairman Powers called the meeting to order at 09:05 A.M.

Minutes:

The draft minutes of the November 07 regular meeting were not considered, but will be at the next regular Board meeting December 05.

Applications:

None

Other Business:

Review possible changes to Village Bylaws;
Section 5.3 Multi-Family Residential (MR) District and
Section 5.4 Cluster Subdivision Developments.

Changes to Bylaws Sections 5.3 and 5.4 were approved and are attached. Deleted passages have a ~~strike through~~ effect and insertions are underlined. Passages in **black** require further review.

There being no further business to come before the Board, the meeting was adjourned at 9:50 A.M.

5.3 MULTI-FAMILY RESIDENTIAL (MR) DISTRICT

5.3.1 PURPOSE

The purpose of Multi-Family Residential (MR) Districts is to control the appropriate use of land, to ensure economical provision of streets and utilities, to secure the best possible environment for multiple family dwellings, and to control locations for apartment buildings, row houses and similar group housing in planned development projects with integrated design serviced by public water and public sewer systems.

5.3.2 DIMENSIONAL REQUIREMENTS IN MULTI-FAMILY (MR) DISTRICTS

	MR
Lot size in square feet	20,000 <u>ft²</u> (a)
Lot size per dwelling unit in square feet	10,000 <u>ft²</u>
Lot width	100'
Yard, front	30'
Yard, side	15'
Yard, rear	40'
Maximum building coverage	20%
Maximum building height	35'

- (a) When connected to neither public water nor public sewer, the minimum lot area per dwelling unit is 40,000 square feet.

5.3.3 PERMITTED USES IN MULTI-FAMILY (MR) DISTRICTS

The following uses, subject to the limitations and requirements of Sections 3.6 and 3.7 of this Bylaw.

- (a) ~~Dwellings~~ Buildings with not more than six dwelling units each.
(b) Customary home occupations. See Section 3.4 et seq.

5.3.4 CONDITIONAL USES PERMITTED IN MULTI-FAMILY (MR) DISTRICTS

The following uses may be permitted as conditional uses in a Multi-Family (MR) District, in conformance with the provisions of Section 3.6:

- a. A public park or playground, a community recreation building or center, a library, museum or hospital, clinic or a similar philanthropic use, operated by a governmental unit or non-profit corporation or community association.
- b. A municipal fire or police station, sewer or water pumping station, standpipe, water tank, reservoir, electric transformer station or unattended telephone exchange, provided that the design and landscaping are in keeping with the character of the vicinity.

- c. A state licensed or registered residential care home or group home, serving seven or more persons who are developmentally disabled or physically handicapped. Such use may not locate within 1000 feet of another such home, and shall have a minimum of 2000 ~~sq. ft.~~square feet of lot area per patient accommodation.
- d. Public and private hospitals.
- e. Public and private schools certified by the Vermont Department of Education, provided:
 - i. The school is located on a parcel of at least 20 acres;
 - ii. The maximum enrollment for the school shall be restricted to 125 students per school year, with no student above Grade 8 as presently defined;
 - iii. The Development Review Board approves an Open Space Plan, which provides for substantial areas of open space preserved in perpetuity as open space accessible to the public.
- f. Congregate housing for older or physically disabled residents. Congregate housing shall have a minimum of 2,000 ~~sq. ft.~~square feet of lot area per bedroom, provided:
- ~~g. The Development Review Board approves an Open Space Plan, which provides for substantial areas of open space preserved in perpetuity and open space accessible to the public.~~

5.3.5 ACCESSORY USES PERMITTED IN MULTI-FAMILY (MR) DISTRICTS

An accessory use as defined in Section 1.

5.3.6 SIGNS PERMITTED IN MULTI-FAMILY (MR) DISTRICTS

All signs shall meet the requirements of the Village of Manchester Sign Regulations.

5.4 CLUSTER SUBDIVISION DEVELOPMENTS

5.4.1 PURPOSE

The purpose of cluster subdivisions is to promote the most appropriate use of land, reduce the spread of housing development, gain greater amenity without changing the overall density of the areas, facilitate the economic provision of streets and utilities, enhance the environmental quality of the area through maximum preservation of open space, and protect open lands and natural resources.

5.4.2 WHERE PERMITTED

Cluster subdivision may be permitted by the Development Review Board for one-family or two-family dwelling units in ~~RR-5, RR-3, and RR-2~~RR-1, RR-2, RR-3 AND RR-5 Districts, ~~and for~~
In the RR-2 District, multi-family dwelling units may be permitted in groups of not more than six dwelling units each in the RR-2 District, in accordance with the provisions of this subsection, provided that:

- (a) Where public water ~~or~~and public sewer are to be connected, the tract of land to be subdivided contains 18 acres, or more, in gross area.
- (b) Where such utilities are not available, the tract of land to be subdivided contains 30 acres or more in gross area, and provided further that ~~that~~ the sanitary

sewage disposal facilities comply with the provisions of the ~~Village of Manchester Health Regulations, as amended from time to time~~ Agency of Natural Resources.

The Development Review Board may require that an applicant provide a cluster design for some or all of a development site in order to protect wetlands, wildlife habitat, significant scenic or historic resources, stream corridors, ponds or other unique resources on or adjacent to the site.

5.4.3 PERMITTED USES IN CLUSTER SUBDIVISIONS

- (a) One-family and two-family dwellings
- (b) Customary home occupations
- (c) Any other use or conditional use permitted in the district in which the cluster subdivision is located. The lot occupied by such use shall be separately shown on the Site Plan, and the area thereof shall not be included as any part of the Cluster Subdivision for purposes of determining the number of dwelling units in such subdivision.
- (d) Accessory uses and signs, conforming to the requirements of the district in which the subdivision is located.
- (e) A cluster subdivision project conforming to the applicable provisions of these bylaws, occupying within the Rural Residential (RR-1) District, a tract of not less than 20 acres, the buildings thereof to contain not more than 6 dwelling units each, where there is an approved off-premises of public sewer, and a public water system, the total density to be in accordance with Section 5.1.2.

5.4.4 DENSITY OF DWELLINGS

Cluster developments are subject to the dimensional and density requirements set forth in this section, as well as the provisions of Section 8 of these Zoning Bylaws. Thus, the total number of dwelling units shall not exceed the number allowed under Section 5.4.2 of this bylaw.

5.4.5 DIMENSIONAL REQUIREMENTS IN CLUSTER DEVELOPMENTS

Dimensional requirements in cluster developments are determined both by their location, and by the municipal services available to the property:

Cluster (1) dimensional requirements apply in the RR-2 and RR-3 districts when public water and public sewer service are both available.

Cluster (2) dimensional requirements apply in the RR-2 and RR-3 districts when neither public water nor public sewer service is available.

Cluster (3) dimensional requirements apply in the RR-1 district, subject to density calculation requirements.

	Cluster (1)	Cluster (2)	Cluster (3)
Lot size in square feet	45,000 ft ²	60,000 ft ²	12,000 ft ²
Lot size per dwelling unit	25,000 22,500 ft ²	30,000 ft ²	6,000 ft ²
Lot width	125'	150'	80'

Yard, front	40'	50'	30'
Yard, side	15'	20'	10'
Yard, rear	40'	50'	35'
Maximum building coverage	25%	25%	25%
Maximum building height	35'	35'	35'
Minimum Open Space/Green Space	35%	35%	35%