



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 3rd day of March 2021.

Members Present: Chair Craig Powers, Vice Chair Thomas Deck, Donald Brodie, Renee Waller, Gordon McClellan, Dana McCloskey, Jack Morris

Member(s) Absent:

Others Present: Tom Hoffman, Eric Nathan, Ryan Foster, Elise Redmond, Eric Scott, Administrative Officer

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

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

Minutes:

Approve the draft minutes of the December 02 meeting.

On a motion by Brodie, seconded by Morris, the Development Review Board voted to approve the minutes of the December 02 meeting. Motion passed unanimously.

Applications:

21-02, Tom Hoffman, Agent, Eric & Jane Nathan, 378 West Road, Pool.

Mr. Nathan introduced himself and provided the Board with some history of the property. Mr. Hoffman presented elevations, a site plan including landscaping and photos of some of the products. Member Brodie expressed disappointment in the increasing number of pool applications in a rural community, but overall the Board was satisfied with the presentation.

On a motion by McClellan, seconded by McCloskey, the Development Review Board voted to approve the application for a pool as proposed and recommended by the DAC. Motion passed unanimously.

21-03, Ryan Foster, Agent Elise M. Redman, 57 Taconic Ave., Alteration & Addition.

Mr. Foster presented current photos of the partially restored carriage house and elevations depicting the proposed alterations and porch addition. The barn door will be replaced, windows will be replaced, and some will be relocated slightly. A natural stone chimney will be added to the back corner and a porch is proposed on the rear of the house. The carriage house will be stained the current grey color, landscaping as needed and there will be safety lighting only at the entrance doors, front and rear.

The proposed porch addition was discussed. The design was approved, but the addition does not meet the Village's setback requirements. A waiver could be considered, but the Elise Redman, owner stated that she was working with the adjoining neighbor to acquire enough land to satisfy the Village's rear yard setback requirements. This is a condition of the approval. Elise added that plans to renovate the main house at 57 Taconic Ave. are in progress.

On a motion by Brodie, seconded by McCloskey, the Development Review Board voted to approve the application with conditions for alterations and addition as proposed and recommended by the DAC. The conditions of the approval are, to obtain a waiver or property line adjustment to satisfy the back yard setback requirements of the Village. Motion passed unanimously.

Other Business:

None

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