



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 7th day of April 2021.

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

Member(s) Absent: Gordon McClellan

Others Present: Scott Swinarton, Allen Hutcheson, Thomas McMahon, Lance Chila, Chis Ponessi, Kevin and Jason Walla, Orland Campbell, 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 10:00 A.M.

Minutes:

Approve the draft minutes of the March 03 meeting.

On a motion by Brodie, seconded by Morris, the Development Review Board voted to approve the draft minutes of the March 03 meeting. Motion passed unanimously.

Applications:

21-04, Scott Swinarton, Agent for Jon Mason/Rich Heilemann, 74 Longview Dr., Addition.

Mr. Swinarton described the property and its proximity to the stream in the rear. Measurements have been made and the corner of the proposed addition is greater than 50' away from the stream bank. Elevations of the proposed addition were presented. Color, windows, and roof will match the existing structure. Swinarton stated that there are at least 30 parking spaces.

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

21-06, Allen and Jessica Hutcheson, 310 Longview Dr., Addition, Pool, Fence.

Mr. Hutcheson described the location of their recently purchased home, the proposed screened porch, swimming pool and additional fencing. The pool and fence are in the rear yard and only the porch is visible from Longview Drive. No additional landscaping is planned. The roof color will be Ivy Green.

On a motion by Deck, seconded by McCloskey, the Development Review Board voted to approve the application for the Swimming Pool, Fence and Addition as proposed and recommended by the DAC. Motion passed unanimously.

21-07, Thomas & Megan McMahon, 305 West Union St., Pool.

Mr. McMahon presented plans for an outdoor pool in the rear yard of their property at the upper end of West Union Street. A pool, surrounding patio, surrounding fence and a pavilion are proposed.

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

21-08, Craig Stevens, 144 Cascades Rd., Pool.

Mr. Ponessi presented Mr. Steven's proposed carriage house, swimming pool and landscaping. The proposed pool and carriage house is in the rear of the property. Considerable earthwork will be required. The landscaping in the plan will be near Cascades Road in the west front yard to screen the pool and structure.

On a motion by Powers, seconded by Morris, the Development Review Board voted to approve the application for the Swimming Pool as proposed and recommended by the DAC. Motion passed unanimously.

21-09, Kevin Walla, Blue Heron Holdings, 117 Ways Ln., Change of Color, Alteration, Tree Removal.

Mr. Walla is proposing to paint, remove and replace windows and fill and landscape the neglected property at 117 Ways Lane. The proposed color is the same yellow as the cabin at the Taconic Hotel. Walla stated that a landscape plan would be presented later. Board members were supportive the effort.

On a motion by Waller, seconded by Brodie, the Development Review Board voted to approve the application for Change of Color, Alteration, and Tree Removal as proposed and recommended by the DAC. Motion passed unanimously.

21-10, Kevin Walla, Blue Heron Holdings, 77 Ways Ln., Tree Removal.

On a motion by Brodie, seconded by Waller, the Development Review Board voted to approve the application for Tree Removal as proposed and recommended by the DAC. Motion passed unanimously.

21-11, Kevin Walla, Blue Heron Holdings, 4313 Main St., Sign.

Mr. Walla presented a mockup and details of a new sign at 4313 Main Street. The sign meets the dimensional requirements and is located at the same location as the previous sign.

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

Other Business:

Scott updated the Board on the former Music Hall demolition.

There being no further business to come before the Board, the meeting was adjourned at 11:00 A.M.