



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 4th day of August 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: Orland Campbell, Ryan Foster, Leslie Kimball, Jon Anderson, Lucille and Robert Swinarton, Tom Smith, Jennifer Woolf, Administrative Officer

Chair Powers called the meeting to order at 10:01 A.M.

Chair Powers introduced Jennifer Woolf, the new Administrative Officer.

Organizational Meeting:

Nominations:

For the position of Chair, Brodie nominated Powers, second by McCloskey. No other nominations, no opposition, Powers accepted.

For the position of Vice Chair, Powers nominated Deck, second by McCloskey. No other nominations, no opposition, Deck accepted.

For the position of Clerk, Powers appointed Jennifer Woolf.

Minutes:

Approve the draft minutes of the July 7th meeting.

On a motion by Brodie, seconded by McCloskey, the Development Review Board voted to approve the minutes of the July 7th meeting. Motion passed unanimously.

Applications:

21-27, DJK LLC, 303 West Union St.: Addition.

Ms. Kimball explained the proposed addition. Converting existing garage to home office. Adding mudroom, garage, carport. Went over renderings, site plan, materials and colors. Powers explained that it is in the general review district and read off the DAC criteria for approval in which all comments/recommendations were fulfilled. Jon Anderson, attorney for neighboring Crowleys raised septic concerns. Kimball explained that septic is not being worked on in this project.

Powers proposed a motion to approve the permit with the conditions that nothing would be done relating to septic until after the legal issues were taken care of. Motion by Brodie, second by Morris. Motion passed unanimously.

21-23, Robert and Lucille Swinarton, 1047 West Road: New Construction.

Mr. Swinarton presented the proposed project with the updated renderings and spoke passionately about building his dream home. Powers explained that the lot is in the

preservation subdistrict, Swinarton was unaware of this. Due to the lot being in the preservation subdistrict, the Swinarton's proposal to have a garage at a 45 degree angle in the front of the property would not be permissible. Campbell proposed utilizing a "waiver". Powers proposed a continuance to allow the Swinartons to work with the regulations they are now aware of to make adjustments to the proposed building to attempt to make them fit within the regulations set out in the bylaws. Motion by Brodie for continuance, second by Powers. Motion passed unanimously.

21-25, John Schwendeman, 214 Sargent Lane: Addition.

Mr. Foster explained the proposed addition in great detail. Described materials and colors. Explained that the project would not affect the footprint of the house as it would be placed on top of an existing deck. Powers explained that the lot is in the general review district. Morris motioned to approve, second by Waller. Motion passed unanimously.

Other Business:

Zoning Map Business District

Woolf explained the issue of not having a distinction between zones B-1 and B-2 on the zoning map currently in use. Campbell stated that the Board of Trustees had approved Woolf's proposal to have BCRC remake the map and officially vote it into use. The DRB did not oppose.

Split Zoning

Woolf explained that other town zoning officers had been discussing how to approach issues in which a lot is within two or more zoning districts. Powers asked Woolf to present the DRB with examples of the approaches other municipalities are using to handle such issues.

There being no other business, Powers closed the meeting at 11:51am.