

WOODSTOCK VILLAGE DESIGN REVIEW BOARD SOLAR PANEL GUIDELINES

The following guidelines are designed to assist applicants and the Village Design Review Board ("VDRB") in the review of applications for the installation of solar panels on properties or on building roofs within the Woodstock Village Design Review District ("DRD"). These guidelines should be provided in advance to solar panel applicants.

Regulations

The DRD is not a legislative Historic District. However, the age of a building, its architectural significance, or its visual relationship to historic buildings or spaces can affect the visual sensitivity of a solar panel installation. Designation as a "contributing" building within the federal, state, and local Historic District may also impact the installation of solar panels.

Efficiency

Compass orientation of the property, building, and roof slope are often unlikely to be optimum for maximum solar gain. Therefore, it is assumed that proposed solar panel installations represent some form of compromise with an acceptable economic pay back for the applicant. However, if a proposed solar panel installation includes a random scattering of panels on the property or the angling of panels different from the slope of the roof, the resulting appearance may become visually inappropriate.

Contrast

Most solar panels are generally blue to black in color and may contrast with the background roof or surrounding property. Application to a wood shake roof, for example, will maximize the contrast in both texture and color, whereas mounting on a standing-seam roof of a similar color could be visually less apparent.

Pattern

The layout of solar panels can affect the appearance. An installation that follows closely the size and shape of the roof is likely to attract less attention than one that consists of random placement of panels in an attempt to avoid dormers, skylights, chimneys, etc., even though the number of panels may be the same.

Visibility

The location and position of the building roof or the freestanding array as seen from the public way is critical. The more conspicuous the proposed installation, the more important the above criteria will become.

Mitigation

In certain instances, visibility might be mitigated by the position of trees or other structures that don't conflict with the solar array.

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The Commission requests that the Division for Historic Preservation engage the Applicants as well as various interested municipal and private entities in Woodstock concerned with preservation of historic sites, to explore the possibility of stabilization in order that an undue adverse impact to this historic site can be prevented. Only after all avenues for a joint effort to stabilize the exterior shell of the building have been thoroughly explored will the Commission consider alternative mitigation, such as the survey suggested by the Division of Historic Preservation.

The Commission also requests the information offered by the Woodstock Planning Commission documenting the discussions and commitments regarding mothballing the Blake House be submitted.

IV. Order

1. By December 20, 2014, the Commission requests filing of a written progress report from Applicants, the Division for Historic Preservation and other parties participating in discussions of potential strategies for a collaborative effort to stabilize the structure. The Commission requests that the Commission's digital version be supplied on a CD-ROM or attached as an email to the NRB public folder ([nrb-act250\[district office\]@state.vt.us](mailto:nrb-act250[district office]@state.vt.us)) or, if larger than 3 MB in size, uploaded to the NRB ftp site (see <http://www.nrb.state.vt.us/lup/publications/efilingguidelines.pdf>). Any upload to the NRB ftp site should be followed up with an email to the NRB public folder and to the District Coordinator informing that the files have been uploaded.

After the above information has been received, the Commission will deliberate as to the next steps to be taken in the process, including reconvening of the hearing.

An appeal from this order may be filed with the Environmental Court in accordance with 10 V.S.A. Chapter 220 and the Rules for Environmental Court Proceedings.

If any party has any questions please call the district coordinator, **April Hensel, at 885-8844, or april.hensel@state.vt.us**

Dated at Springfield, Vermont this 5th day of November, 2014.



Tim Taylor, Chair
District #3 Environmental Commission
Natural Resources Board

Other Commissioners
participating: Clotilde Hryshko
Anne Margolis