

**DESIGN REVIEW BOARD
DRAFT MINUTES
May 4, 2016**

Members Present: Jeff Bendis, Don Olson, Jack Rossi, Nancy Sevchenko, Beverly Humpstone
Members Absent: None
Others Present: Bruce Frizzell, Mark Baker, Franz Van de Ven, Mary Anne Flynn, Michael Brands

I. CALL TO ORDER:

Chair Bendis called the meeting to order at 4:00 pm.

II. PUBLIC HEARINGS:

A. V-3226-16 Lynn Manger

The application is for Design Review Approval to replace existing 40 l.f. picket fence and add 115 l.f. picket fence with composite material picket fence (AZEC). The property is located at 10 Pleasant Street and is zoned Residential High Density / Design Review.

Mr. Frizzell, contractor, presented the application.

The Board reviewed a site plan and a model of the proposed fence.

Applicant wishes to remove existing fence and replace with one that matches the style of the neighbor to the east for continuity purposes. The fence would be extended 115' westerly of existing fence to the guard rail over the Kedron Brook.

To reduce future maintenance, the owner proposes a fence constructed of AZEC. This is a cellular plastic product that is paintable. The larger horizontal members would have an aluminum rod within for structural support purposes.

An example of the fence was presented to the Board. The proposed fence would have 1 1/4" pickets versus the model's 1 1/2 " pickets.

The 5 1/2" square posts would also be constructed of the same product.

The fence would be painted the same color as the owner's home.

The Board agreed the look of the model resembles wood, and when viewed from a distance would be indistinguishable from wood. An AZEC fence would require less maintenance, and therefore, be longer lasting than a wood fence.

The Town Planner mentioned the fence would require a review by the Trustees as it is within the Village street right of way. The Trustees are concerned with future sidewalk maintenance and prefer the fence to be placed away from the sidewalk.

The Design Review felt it is very important design wise to place the fence as close as possible to the sidewalk. This would keep new fences in line with the older existing fences within the Village and also avoids the lawn maintenance required on the street side of the sidewalk. On this particular property there is a very steep slope, almost mandating placement near the sidewalk.

After discussion, the Board recommended approval of the request as presented.

B. V-3227-16 Jed Dickinson

The application is for Design Review Approval to replace cedar shake roof on rear of house with standing seam roof. The property is located at 21 River Street and is zoned Residential Low Density / Design Review.

Mr. Van de Ven, contractor, presented the application.

The Board reviewed a site plan and photographs of the home.

The metal roof on the rear of the home is rusting, visible in the photographs. The cedar shake shingles on the rear el roof are in a state of disrepair and need replacement.

The front of the home has a cedar shake roof in good repair that will not be changed.

The owner asks to place standing metal seam roof on the rear el roof sections. An apron area below the shed dormer and a “cheek” area along the dormer would have the metal standing seam roof.

The area in question is not highly visible from the street. The roof color would be slate gray, a more subtle color to reduce visibility issues.

After discussion, the Board recommended approval as a minor application via an administrative permit.

C. V-3228-16 Flannel Country Store LLC

The application is for Design Review Approval to replace awning and include 3.6 sq. ft. in wording and to place lights on hanging sign. The property is located at 13 Elm Street and is zoned Central Commercial / Design Review.

Mr. Baker, owner, presented the application.

The Board reviewed photographs of the existing awning and the projecting sign brackets above.

The owner wishes to place a sign within the existing wood frame which has been there for years.

The previous sign was removed over a year ago.

The frame measures 40" x 47" (13.19 sf). The interior dimensions are 33.5" x 41" (9.5 sf). The maximum size for a projecting sign is 10 sf.

The Board recommended that the owner be allowed to place the proposed sign within the existing frame. However, they asked that the sign if placed fill the entire space within the frame. The owner did not have a rendering of the proposed sign.

Illumination of the sign would be via two small 8 watt LED fixtures. Each fixture measures 6" long with a 2 3/8" diameter. The fixtures and the associated junction box would be black. The box would be mounted centered above the sign bracket.

The owner also wishes to replace the existing awning. A dark green retractable awning in a Sunbrella fabric would be placed in the same location and on the same frame. The awning would be of the same style as that of the Village Butcher shop across the street with a straight awning flap.

The words "Vermont Flannel" in six inch high gold lettering would be placed 86" long on the awning flap. The sign equals 3.6 sf.

The Town Planner showed a photograph of the rain protector over the awning which may need repair or replacement.

The owner stated he would replace the rain protector as is if needed.

After discussion, the Board recommended approval at presented.

D. V-3229-16 Mary Anne Flynn

The application is for Design Review Approval to do exterior changes including clapboards, shutters, roof repairs and to remove rear chimney and glass panels on side porch and to install a 81 l.f. fence. The property is located at 27 Pleasant Street and is zoned Residential High Density / Design Review.

Mr. Van de Ven, contractor, presented the application.

The Board reviewed a site plan and photographs of the home.

The Board read the owner's list of items to be renovated. Cut sheets accompanied each of the planned improvements.

Clapboards on the front of the home would be removed and replaced with wood clapboards that match the adjoining 25 Pleasant Street structure. Aluminum siding would be removed on the side of the home and replaced with the same clapboards as proposed for the front.

Old shutters would be removed and replaced with new wood shutters of the same design with a 1 3/4" louver.

The Board asked that the louvers be placed in the correct direction, so that when closed the louvers shed rain away from the building and that the shutters be mounted in a historically correct manner.

The applicant stated yes, that is their intent.

The glass enclosure panels (windows and a door) would be removed from the side porch and rebuilt as the original open porch style. The porch's roof support posts would remain as is.

Four sections of roofing would be removed and replaced with a charcoal gray metal standing seam; side bay window, side porch, garage entry and the rear shed. The existing roofs are in disrepair.

A 36" tall wooden picket fence would be placed 58' along Ford Street and 23' parallel to the driveway. The owner wishes to create a small private space. The driveway entrance would be left unfenced. The post style would match existing posts on the patio.

A rear brick chimney in disrepair would be not be removed. The owner hopes to restore it as is.

The proposed gas vent on the east elevation would not be placed.

The applicant made an additional request. They wish to replace the side entrance 6 panel door with a 4 panel door to match the 4 panel door on the front of the home. The current doors are old and in need of repair. The new wood doors would be a robust 1 7/16" thick. All doors would have 4 panels.

After discussion, the Board recommended approval as presented.

III. OTHER BUSINESS

The Village of Woodstock is requesting a minor change in the V-3180-15 permit that granted a 296 sf addition to existing comfort station. Due to a reworking of the interior floor plan, a window is being requested on the north elevation of the addition to allow more light. The window would match that of the existing 6 over 6 window in the main part of the comfort station. The Board reviewed elevations and a floor plan. After discussion, the Board recommended the request be approved as a minor application via an administrative permit.

IV. NEXT MEETING:

The next meeting is scheduled for May 18, 2016.

V. ADJOURNMENT:

The Board adjourned at 5:20 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner