

**DESIGN REVIEW BOARD
DRAFT MINUTES
August 3, 2016**

Members Present: Jeff Bendis, Don Olson, Nancy Sevchenko
Members Absent: Beverly Humpstone, Jack Rossi
Others Present: Wendy Spector, Bradley Archer, Michael Brands

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

A. V-3233-16 Blue Horse Inn

The application is for Design Review Approval to place a metal chimney on west elevation of Inn. The property is located at 3 Church Street and is zoned Inn / Design Review.

Application on hold until removal of metal chimney and support system is completed.

B. V-3255-16 Bradley Archer & Mary Ellen Solon

The application is for Design Review approval to convert living space to garage space. The property is located at 3 Ford Street and is zoned Residential High Density / Design Review.

Mr. Archer presented the application.

The Board reviewed photographs of the building and a cut sheet of the proposed garage door.

The owners wish to replace a garage that had been converted to living space many years ago.

The garage would be for a single vehicle.

The parcel is very small with no room for on site parking.

The only exterior change would be placement of the garage door and the associated trim mold.

The door would have raised beveled panels, with no windows.

There would be no additional lighting.

The door trim would match existing trim.

After discussion, the Board recommended approval as presented.

C. V-3256-16 Jonathan & Wendy Spector

The application is for Design Review approval to place patio in rear yard. The property is located at 16 The Green and is zoned Residential Medium Density / Design Review.

Ms. Spector presented the presentation.

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

A 16' x 19' patio is proposed directly off the kitchen.

Due to the change in slope, a 19' long retaining wall is required. The wall would run perpendicular to the home. The wall would have an 18" exposure on the south side and range from 0" (east) to 12" (west) on the north side.

The north side of the wall would be landscaped with shrubs. The wall would not be seen from Route 4, the north side.

The wall would be constructed of dry laid stone. The patio would have large flat granite stones.

The VDRB discussed the proposed patio at its July 13th meeting when the applicant requested amendment of a fence application along Route 106.

After discussion, the Board recommended that the request be granted as a minor application via an administrative permit.

III. OTHER BUSINESS

IV. NEXT MEETING

The next meeting is scheduled for August 17, 2016.

V. ADJOURNMENT

The Board adjourned at 4:30 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner