

**DESIGN REVIEW BOARD
DRAFT MINUTES
July 15, 2015**

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

I. CALL TO ORDER:

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

II. PUBLIC HEARINGS:

A. V-3153-15 The Frost Mills Nominee Trust

The application is for Conditional Use and Design Review Approval to build an 81 sq. ft. tree house. The property is located at 4 Benson Place and is zoned Residential High Density / Design Review / Riparian.

Mr. Hayes, attorney, presented the application.

The Board reviewed a site plan and photographs of the tree house which has already been constructed.

The tree house plan as submitted with the application was withdrawn.

The design was changed to simplify the concept. There would be no walls as previously designed. Instead, just a platform and 2" x 4" wood railings would be constructed.

Mr. Hayes showed the Board photographs of the as-built structure.

The wooden structure is located at nine feet above ground. A rope ladder to a trap door would serve as access.

No nails would be used to anchor the structure to the tree. A pulley and rope are placed to bring supplies up.

The contractor will apply a special treatment to the wood to create a gray weathered finish. No other colors would be used.

It was noted that the tree selected for the project was not very healthy.

Mr. Hayes stated they chose this tree so as not to harm other more healthy trees. The selected tree also has an accommodating horizontal branch for placement of the platform.

After discussion, the Board recommended approval as presented.

B. V-3154-15 Adam and Serra Abramson

The application is for Design Review Approval to place a 16' linear fence & gate on property line and attach a generator shed to existing non-conforming shed. The property is located at 48 Elm Street and is zoned Residential Low Density / Design Review.

Mr. Hayes, attorney, presented the application.

The Board reviewed a number of photographs of the existing shed and renderings of the proposed addition and fences.

In October 2014, an application to approve an as-built generator, shed and platform were denied by the VDRB in their present location.

The current application is seeking approval to attach the generator shed to an existing nonconforming shed.

The generator shed would be placed behind the existing shed, and would not be visible to the passing public.

The generator would sit on a cement platform that sits within the shed. The shed has an open design for air flow. It is constructed of rough wood with a peaked wood shingled roof.

The structure would be 4' wide, 5' long and 4.5' tall. The existing shed is 12' 3" long, 7' 8" wide and approximately 11' tall. The size of the generator shed would be less than 25% of the existing shed and should therefore comply with the nonconforming structure regulations.

The existing shed is nonconforming as it is approximately 2' off of the property line. A 15' setback is required. The proposed shed would be placed inline with the shed to maintain the 2' setback.

The existing fence would be extended 8' towards the shed. It would be built of the same height, style and materials.

An 8' gate would be placed between garage and shed to line up with the front facade of the shed. The scalloped gate would be of the same style and materials as the fence.

The Board recommended the gate be constructed of two 4' sections versus the proposed single 8' section. The two gate solution would create less strain on the gate's hinges yet retain the same look.

The applicant agreed the double gate would be a better option.

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

C. V-3162-15 Jonathan & Wendy Spector

The application is for Design Review Approval to amend zoning permit V-3061-14 for minor exterior changes. The property is located at 16 The Green and is zoned Residential Medium Density / Design Review.

Ms. Spector presented the application.

The Board reviewed a number of photographs showing the as-built finished structure. These were compared to the renderings approved via zoning permit V-3061-14.

On the east elevation, the second story windows were removed and the third floor windows were lowered slightly to be more proportional with the facade.

On the west elevation, the four foot overhang was extended to six feet to compensate for stormwater. The one window was changed to a slightly larger unit. The siding was changed to all vertical boards.

On the north elevation, a window was added to the second story.

On the south elevation, the double set of second story windows were pushed out to the corners. A door was added to the west end of the first floor. The sliding carriage door and rail was removed and replaced with a garage door made to look like a carriage door.

The changes were made due to interior use considerations.

The Board agreed the proposed changes do not detract from the look of the building.

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

III. OTHER BUSINESS:

None

IV. NEXT MEETING:

The next meeting is scheduled for August 5, 2015.

V. ADJOURNMENT:

The Board adjourned at 4:35 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner