

**DESIGN REVIEW BOARD
DRAFT MINUTES
April 1, 2015**

Members Present: Jeff Bendis, Don Olson, Jack Rossi, Nancy Sevchenko
Members Absent: Beverly Humpstone
Others Present: Stacey Velardi, Peter Vollers, Kim Vollers, Melinda Adams, Deborah Bassett, Steve Thomas, Peter Goulazian, Adam Rogers, Michael Brands

I. CALL TO ORDER:

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

II. PUBLIC HEARINGS:

A. V-3118-15 El-Kam / Stacey Velardi

The application is for Conditional Use and Design Review Approval to change coffee shop to bar, expand hours of operation, and to extend patio fence. The property is located at 47 Central Street and is zoned Central Commercial / Design Review.

Ms. Velardi presented the application.

Chair Bendis noted the only portion of the application to be reviewed by the Design Review Board is the design of the proposed patio fence expansion. All other issues dealing with the proposed use will be discussed at next Wednesday's VDRB meeting, April 8, 2015.

The Board reviewed photographs of the building with current patio fence and a rendering of the proposed fence expansion.

Ms. Velardi showed the Board a section of the proposed fencing. The fencing would be the exact material, style, color and height as the current fence.

The patio is to be expanded easterly by five feet. The existing stone benches would be removed. The tables and chairs associated with the former coffee shop would now be placed within the fenced enclosure.

The patio would be accessed only from within the building, with one exception. A gate is placed to allow wheelchair access when needed. The State liquor laws are very strict on maintaining a secure enclosure, thus access to the public way is limited.

The proposed patio fence would not enclose the existing east door. The fence will be placed just west to this door.

Mr. Vollers, abutter, asked why the dumpster is not being reviewed by Design Review.

Chair Bendis noted in the initial review for the pizza restaurant, also owned by the applicant, advice on dumpster location was given to the VDRB. Under the current application there is no proposal to relocate the dumpster. The proposed martini and tapas bar would use the same dumpster.

Ms. Vollers claims the pizza restaurant use has not been in compliance, and additional recycling barrels have been added to the dumpster area.

Ms. Velardi noted the dumpster is relocated during the winter to avoid snow falling from the abutting Voller lawyer's office roof onto the dumpster. The dumpster is then returned to the permitted location in the warmer months.

Chair Bendis reiterated that only the patio fence is being reviewed at this time, noting only the aesthetics of proposed exterior changes are reviewed. The Design Review Board does not review use issues.

Mr. Vollers continued with comments on the patio fence expansion, claiming that moving the fence five feet to the east would force clients to smoke up on High Street. He does not want to pick cigarette butts off of High Street.

Mr. Thomas, abutter, asked if clients would come and go through the east door versus the main door. People wanting to smoke or use their cell phones would more than likely go to High Street because of the ease of east exit versus the main entrance.

After discussion, the Board recommended approval of the proposed patio fence expansion as presented.

B. V-3122-15 Peter Goulazian

The application is for Design Review Approval to install a ground mounted A/C unit. The property is located at 39 Elm Street and is zoned Residential Low Density / Design Review.

Mr. Goulazian presented the application. Mr. Rogers, from Dead River Company, assisted the presentation.

The Board reviewed photographs of the building and a cut sheet of the proposed A/C unit.

The owner proposes to place an A/C unit for the first floor apartment on the north elevation.

The 33.5" high condenser would be placed on an 18" metal stand for a 51.5" total height.

The Board questioned the height of the window sill, as the unit would have a better appearance if the A/C unit were placed below the sill.

Two locations were offered by the applicant. The Board recommended the rearmost location be used as it would be less visible from the street and adjoining sidewalk.

The Board also noted that it is important to center the A/C unit on the window above thus following the rhythm and proportion of the windows. There is also a basement window located directly below.

The applicant did not know the height of the sill but would have this information for the VDRB meeting.

The unit would be placed 6" off of the building for air circulation requirements. The unit is 14.25" wide.

The unit is a light beige color.

The Board noted that a standard recommendation is to have the unit painted the color of the background.

The applicant stated it would be difficult to duplicate the brick wall color behind the unit. He suggested that the color issue be reviewed once the unit is installed. Should the Board feel the unit requires color, he would be willing to have the unit painted the recommended color.

The Board agreed.

The associated duct work would run directly through the basement window behind the unit and would not be visible.

The cut sheet indicates the unit creates 55 db in noise.

After additional discussion, the Board recommended: 1) the unit be located in the rearmost location, 2) be centered on the window, 3) be reviewed after installation to determine if a different color is required, 4) that the window sill height be measured before the VDRB meeting.

III. OTHER BUSINESS:

A. Design Review Regulations.

At the March 4, 2015 PC meeting the proposed Design Review Regulation amendments were approved by the PC. The public hearing with the Board of Trustees will take place on May 12, 2015. The Town Planner will send a reminder to Board members.

B. Mark Libby Application

The Town Planner informed the Board that the VDRB denied the architectural changes to the Libby garage. The VDRB granted Mr. Libby 90 days to provide a new design more in keeping with the Design Review standards of the Village. In an effort to move the design work forward, the Board offered to meet with the applicant on an informal basis to discuss proposed design changes.

IV. NEXT MEETING:

The next meeting is scheduled for April 15, 2015.

V. ADJOURNMENT:

The Board adjourned at 5:00 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner