

**DESIGN REVIEW BOARD  
DRAFT MINUTES  
June 3, 2015**

Members Present: Jeff Bendis, Don Olson, Nancy Sevchenko, Beverly Humpstone  
Members Absent: Jack Rossi  
Others Present: Ruth Schimmelpfenning, Darren McCullough, Michael Brands

**I. CALL TO ORDER:**

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

**II. PUBLIC HEARINGS:**

**A. V-3146-15 Geoffrey Nichols / Ruth Schimmelpfenning**

The application is for Design Review Approval to place 36 linear foot fence and exhaust vent. The property is located at 61 Central Street and is zoned Central Commercial / Design Review.

Ms. Schimmelpfenning, restaurant owner, presented the application.

The Board reviewed a number of photographs and a cut sheet of the proposed exhaust vent.

The applicant is about to reopen a restaurant at 61 Central Street. A new exhaust vent is required per the Vermont Fire Code. A special hood was required for open flame cooking.

A “green” vent was selected replacing an older style vent. It is both quiet and energy efficient.

The vent will be placed ten feet off the rear of the building. A restaurant located above the applicant’s restaurant also has a kitchen exhaust vent in the same area.

The rear of the building is very steep and wooded. The rear of building is not visible from the street or neighboring properties.

Due to the State’s liquor laws, an enclosure is required around the patio area. The patio is located directly in front of the restaurant. There would be no gate to allow patrons to pass through the patio to access the restaurant.

The proposed fence is a thin black iron design that is very unobtrusive.

After discussion, the Board deemed the proposal a minor application and recommended the permit be issued administratively.

**B. V-3144-15 David & Christine Ament**

The application is for Design Review Approval to remove existing porch and replace with a stone patio. The property is located at 29 The Green and is zoned Residential Low Density / Design Review.

Mr. McCullough, contractor, presented the application.

The Board reviewed a number of photographs and a site plan of the proposed work.

The applicant would remove the lattice portion of a screened porch and replace the structure with a stone patio.

The porch is located on the northwest corner of the building. The area is not visible from the street or the nearby neighbors.

The existing porch floor would be lowered slightly and a tree would be removed.

The proposed patio is approximately 10' x 13'. A set of stone steps would sweep down towards the rear of the property.

The owner proposes a propane fueled fire pit to be built into the river side of the patio. A large curved stone would serve as a backdrop to the fire pit and would screen the flame. A small 55,000 btu unit was chosen.

Three 12" - 18" tall bollard lights are proposed to be placed along the path to the patio. The bulb would be hidden from view due to the conical cover.

The patio would be built of field stone and assembled in a dry laid manner.

After discussion, the Board recommended to approve as presented.

**III. OTHER BUSINESS:**

**A. Design Review Letter**

Chair Bendis discussed a draft letter to advise potential applicants of the need to ask the Town Planner as to whether a permit is necessary to do work on their properties. Recently, a number of applications have come in after the fact with the work already completed. The letter would be published in the Vermont Standard and sent to all area realtors and builders. The letter will be presented to the Board of Trustees on June 9th, before release.

**IV. NEXT MEETING:**

The next meeting is scheduled for June 17, 2015.

**V. ADJOURNMENT:**

The Board adjourned at 4:45 pm.

Respectfully submitted,

Michael Brands, AICP  
Town/Village Planner