

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

Members Present: Jeff Bendis, Don Olson, Jack Rossi, Nancy Sevchenko, Beverly Humpstone  
Members Absent: None  
Others Present: Chris Ambrose, Alex Hochelman, Don Gilbert, Laird Bradley, Marni Rieger, Ben Nickerson, Michael Brands

**I. CALL TO ORDER:**

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

**II. PUBLIC HEARINGS:**

**A. V-3123-15 Alex & Abbe Hochelman**

The application is for Conditional Use and Design Review Approval to construct 1024 square foot addition with 445 square foot deck in Flood Hazard zone. The property is located at 6 River Street and is zoned Residential Low Density / Riparian Buffer / Flood Hazard / Design Review.

Mr. Hochelman and Mr. Ambrose, contractor, presented the application.

The Board reviewed a series of drawings and photographs.

At the moment there would be no work to the carriage house/garage located east of the main building.

The parcel of land falls under the Flood Hazard and Riparian Buffer regulations. Both of these issues will be discussed at the VDRB meeting.

The applicant's intent is to rebuild the existing home essentially as is and to add an el to the rear.

The Board reviewed the front facade. A new window would be centered over the doorway.

Energy efficient Pella window units 2 over 2 with true mullions would be used on the front portion of the building. The first floor windows were replaced fairly recently. The owner wishes to retain these units and match these with the new Pella replacements.

The existing second floor shutters would be removed. The renovated building would not have shutters. The applicant noted difficulty in placing shutters along the entrance porch due to spacing issues.

Ms. Humpstone noted a preference for 6 over 6 windows as being more consistent with this style of home.

Mr. Ambrose stated the existing windows are 2 over 2 units.

Ms. Humpstone also felt the building had a raw look without the shutters and asked if the shutters could be replaced on the building.

The Town Planner pointed out that the proposed Design Review amendments state "Existing architectural details, including but not limited to: shutters... shall be retained where appropriate." The amendment is in effect.

The large existing East porch windows would be replaced with a much smaller fixed four light window. The wall would be clapboarded to match existing siding.

The square support posts for the front entry would be replaced with a slightly more ornate but still square posts.

Standing seam roof is proposed to replace the existing asphalt shingles.

The owners prefer yellow clapboard siding with a bronze or black standing seam roof.

A privacy panel with 6" square openings would be placed on the north end of the West porch for privacy. The diagonal lattice under the porch would be removed and replaced with skirting, 3" x 1" vertical PVC boards spaced 3/4 inch.

The West facade of the main home would remain as is, except for the shutter removal, energy efficient windows and removal of diagonal lattice to be replaced with skirting under the porch.

The two story rear el is new. It would measure 21' wide x 27' deep and be the same height as the main building. On the second story West facade, there would be four 2 over 2 double hung Pella windows placed in a shed dormer. They would be in sets of two side by side. The first floor would have two sets of four light french doors with a transom over each.

A deck would run the length of the el and wrap around the rear of the el. The deck would have wood 6" x 6" posts set five feet apart. The horizontal upper railing would be wood. Four lower horizontal "railings" would be pressure tightened wire cable. Beneath the deck, vertical 3" x 1" wide PVC board skirting would be placed with a 3/4" offset between each board. The lower edge would be 3" above ground level. The offsets and ground clearance would allow flood waters to enter. Flood vents would be set in the foundation walls and would not be seen due to the skirting.

Mr. Olson suggested the skirting be placed 1" behind the support posts to break the surface and to create shadows from the surrounding structure.

A brick chimney would be centered on the exterior wall of the rear of the el. The second floor would have a 2 over 2 window on each side of the chimney. The first floor would have a double set of 2 over 2 windows on each side of the chimney. The deck with skirting would run the width of the el. The deck is approximately 6' above ground. A stairway with 8 steps would access the deck on the

southwest corner. This portion of the deck is within the Riparian Buffer and will require a Conservation Commission recommendation and VDRB approval.

East elevation of the el mimics the West elevation sans deck and french doors. There would be two sets of double 2 over 2 windows on the second floor and one set of double 2 over 2 windows on the first floor. On the drawing, the existing East porch of the main house covers the north part of the first floor.

The existing enclosed East porch would maintain the same dimensions. New windows and a door would be installed. The East facade would have four 2 over 2 windows. A six-light Pella door would be installed just south of the northernmost window. A two-step wood stairway without railing would access the door. Above the porch on the main building, a window would be added to the south of the existing one. The upper attic window would remain in same location. All windows would be upgraded to 2 over 2 energy efficient Pella units. The interior room configuration dictates the exterior window layout. On the rear of the East porch two smaller four-light windows are proposed, one on first floor and one in the basement level. The rear portion of the home would be removed.

Mr. Olson suggested a 12" tread width for the stairs.

Exterior lighting was discussed. The Board questioned the proposed West side porch light fixtures as the bulb extends well below the fixture. The Board suggested recessed can lights could be used in the eaves instead.

The overhead deck lights to be placed over the deck are a goose neck type fixture with a hidden bulb. These were accepted by the Board. They would have a 60-75 watt bulb.

Two spotlights are proposed to be placed under the corner eaves above the deck. The intent is to illuminate the deck surface. As placed they appear awkward and bring attention to themselves. The Board suggested a small LED fixture that could be mounted waist high or lower on the wall for deck surface illumination. The applicant will research this before the VDRB meeting.

The Board discussed the proposed deck railing system. The wire cables appear modern for a historic cape home. However, the deck is offset from the main home and located to the rear, thus less visible. The intent of the cable railing is to create a see-through railing system that would also protect one from falling off the deck. The railing would not be seen from either the street nor neighbors across the river.

After discussion, the Board recommended approval as discussed above.

**B. V-3125-15 Marni Rieger & Deborah Witten**

The application is for Design Review Approval for exterior changes, window replacements, and to demolish the garage. The property is located at 4 College Hill Street and is zoned Residential Medium Density / Design Review.

Ms. Rieger presented the application.

The Board reviewed photographs of the building and cutsheets of proposed windows.

Ms. Rieger recently purchased the building and wishes to replace a number of windows.

On the West elevation, two second story energy efficient 2 over 1 windows would replace the existing 2 over 1 window in the gable end. The existing window on the first floor would be removed.

The applicant is unsure if she wants to remove the first floor window.

Ms. Humpstone asked for a floor plan to better understand the interior layout of the home. This would help in deciding where windows should be located.

On the south end of the West elevation, two energy efficient 2 over 1 windows would be added to the first floor just west of the porch and the window under the porch roof would be removed. On the second floor, the application indicates a gable dormer would be removed. However, the owner wishes to retain a window in this location.

The Board recommended that if the dormer is removed, the roof should be finished to match existing details and materials.

A porch extends the entire length of the building on the South elevation. The owner wishes to remove the enclosed portions of the porch and rebuild it to match the open porch in the Southwest portion. The open porch is original to the building. The ornate panels placed in the lower half of the enclosure and within the railings would be removed.

The Board noted all support posts and spindles should match.

The owner preferred the oval shaped columns and spindles currently in place on the open porch.

Mr. Rossi preferred the simpler square posts of the enclosed portion, noting the more ornate oval shaped items would cost more to reproduce.

A set of wood stairs would be built into the north end of the porch to access the parking lot located north of the home. The stairs would have two steps and would not require railings.

Mr. Olson recommended the step rise be less than 7" and the tread should be at least 12" wide.

The Board asked that a detailed drawing of the steps be prepared for the VDRB meeting.

On the East elevation, the shed roof and enclosed area underneath including the entry door would be removed. The door area would have clapboards placed to match the building's siding. In addition, three 2 over 1 windows would be replaced with matching energy efficient units.

The owner would like to remove the garage, located North and E east of the building. It is in very poor condition and is a safety issue. However, the owner might like to replace it with something else, but does not know what. Removing the garage could provide access to the neighboring undeveloped lot also owned by the applicant.

After discussion, the Board recommended approval with the following conditions: 1) prepare a floor plan for the VDRB meeting, 2) resolve the West elevation dormer and porch issues, 3) submit a drawing of the stairs to the porch, 4) resubmit the South elevation rendering, and 5) decide whether or not to demolish the garage.

### **III. OTHER BUSINESS:**

#### **A. Design Review Regulations.**

At the March 4, 2015 the Planning Commission approved the proposed Design Review Regulation amendments. The public hearing with the Board of Trustees will take place on May 12, 2015. The Town Planner distributed the proposed regulations to Board members.

#### **B. Mark Libby Informal Review**

Mr. Nickerson representing, Mark Libby, asked for an informal review of proposed changes to a garage facade. An earlier application had been denied. Mr. Nickerson showed the Board a number of options. After discussion, the Board agreed the drawing with one set of the glass doors centered on the facade with a sliding barn door covering half was the best option.

### **IV. NEXT MEETING:**

The next meeting is scheduled for May 6, 2015.

### **V. ADJOURNMENT:**

The Board adjourned at 6:00 p.m.

Respectfully submitted,

Michael Brands, AICP  
Town/Village Planner