

**DESIGN REVIEW BOARD
DRAFT MINUTES
August 19, 2015**

Members Present: Jeff Bendis, Beverly Humpstone, Nancy Sevckenko, Jack Rossi
Members Absent: Don Olson
Others Present: Stacey Velardi, Lisa Gramling, Jennifer Raymond, Evelyn Brey, Michael Williams, Paul Bousquet, Michael Brands

I. CALL TO ORDER:

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

II. PUBLIC HEARINGS:

A. V-3167-15 El-Kam Realty Company / Stacey Velardi

The application is for Conditional Use and Design Review Approval to increase restaurant seating to 69 seats, Pi Martini Tapas Bar seating to 23 seats, Patio seating to 39, install two screen doors and to keep the dumpster in its winter location. The property is located at 47 Central Street and is zoned Central Commercial / Design Review.

Ms. Velardi presented the application.

Chair Bendis advised Applicant Velardi that seating issues were the purview of the VDRB and will be discussed at their meeting next Wednesday.

The Board reviewed photographs of the screen doors and a site plan.

Two wood screen doors are proposed for the front of the building. The screen doors would improve air movement within the building.

The easternmost screen door is already in place. There are no handles on the exterior of the door, as clients are not allowed to use this door as an entrance to the Tapas bar.

A second door would be placed to enter the fenced in-patio directly from the restaurant, it would match the eastern door.

The Board also discussed the location of the dumpster. The approved location is on the south end of the parking lot. The owner of the building requires a winter location just east of the Collective's Gallery's el to facilitate snow removal.

After discussion, the Board agreed that the location is more of a site plan issue than an aesthetic issue and should therefore be heard by the VDRB at next week's meeting. The Board did agree that the current location, south end of parking lot, is the better location to avoid public views of the dumpster.

After further discussion, the Board unanimously recommended approval of the screen doors as presented.

B. V-3168-15 Lisa Gramling

The application is for Design Review Approval to install 4 window air conditioners. The property is located at 59 Pleasant Street and is zoned Light Commercial / Design Review.

Ms. Gramling presented the application.

The Board reviewed a number of photographs of the building and the proposed AC units.

Four window air conditioner units are proposed as a temporary solution until a ground mounted external unit can be installed.

The 28" high, 29" wide and 29" deep ground mounted condenser unit for central air would be permanent. Tubing and associated wiring would run through a basement window and therefore not be exposed.

The unit would be placed on the west elevation towards the rear of the building. There are numerous large bushes planted along this side of the building that would serve to screen the unit.

The Board recommended the unit be placed behind a bush as much as possible to avoid views from the street. It was further recommend that no bushes should be harmed during the installation process.

The interior of the building is all wired and ready to go. Once the unit is installed, it would be operational. All window units would be removed at this point.

The Board agreed there was no need to review the window units as they are temporary. They would be removed immediately, once the ground unit is operational.

After discussion, the Board unanimously approved the request for the ground mounted unit and that it should be considered a minor application and be issued as an administrative permit.

C. V-3171-15 Raymond Family Trust

The application is for Design Review Approval to replace slate roof on front of home with a metal standing seam roof. The property is located at 18 River Street and is zoned Residential Low Density / Design Review.

Ms. Raymond presented the application.

The Board reviewed a number of photographs of the building and the proposed standing seam roof.

A permit to replace the rear slate roof with a metal standing seam roof which was approved in 2013.

The owners intent was to keep the front slate roof for as long as possible. Unfortunately, the front portion of the roof has started to leak and is in need of immediate repair.

The front roof will match the standing seam of the rear roof. The entire roof will be replaced.

After discussion, the Board unanimously approved the request and agreed the request can be considered a minor application, and therefore issued as an administrative permit.

D. V-3172-15 David & Evelyn Brey

The application is for Design Review Approval to renovate porches on North elevation which includes installation of a metal spiral staircase on the Northwest corner of the inn, and to place exterior A/C unit on South Elevation of Inn . The property is located at 41 Pleasant Street and is zoned Light Commercial / Design Review.

Ms. Brey, property owner, and Mr. Williams, contractor, presented the application.

The Board reviewed a number of photographs and renderings of the building, and the proposed spiral staircase.

Due to fire code issues and the deteriorating wooden fire escape stairs, the owner is requesting to replace the wood fire escape with a fire code compliant metal spiral staircase. The current staircase does not comply with State fire code regulations.

By removing the old wooden fire escape, the owner would be able to rebuild the front porches to match the original 1899 look. The mass of the porches would be significantly reduced, improving the look of the building.

The proposed spiral staircase would be aluminum and can be built in any color. Gray was thought to be the best, to help reduce the visibility of the staircase.

The spiral staircase would not need a cover/roof as snow would be able to flow through the stairs. If the stairs were replaced using wood, a roof would be required. This would make the fire escape much more noticeable and significantly reduce the building's historic architecture.

The owner showed the Board drawings of the original 1899 building with the spiral staircase superimposed.

The Board asked for a floor plan to better understand emergency exits and pedestrian flow.

Ms. Brey showed the Board a picture of a similar stair case that is located on the east end of the Blue Horse Inn. In general, this staircase does not draw attention to itself.

Mr. Williams noted the metal spiral staircase is the best of options as one is able to see through the structure in a manner that makes it seem invisible.

After discussing the proposal at length, the Board agreed a site visit would help them better understand the request. Testimony was continued to a site visit, scheduled for Thursday, August 20, 2015 at 10:30 am.

E. V-3173-15 Michael & Naomi Malik

The application is for Design Review Approval to attach down lit light to existing free-standing sign. The property is located at 47 Pleasant Street and is zoned Light Commercial / Design Review.

There was no one present to submit the application. The hearing was continued to next meeting.

III. OTHER BUSINESS:

A. 15 River Street Condominium Association

Mr. Bousquet, representing owners of the 15 River Street Condominium Association, spoke to the Board considering replacement of shutters on the building.

The shutters had been removed a few years ago with the intent to replace them. However, the cost is a major issue for the association members. Wooden replacement shutters would cost \$600 per window. There are twelve windows in need of shutters. A builder has noted he can replace the shutters with vinyl shutters for a cost of \$70 per window, a significant savings.

The Board recognizes improvements over the years with vinyl products, such as noted in some window brands. They were still wary of approving an item without knowing what the material actually looks like.

The Board asked Mr. Bousquet to bring in a sample unit for viewing to better understand the quality of the unit being proposed.

B. James Sligar

Mr. Sligar, owner of 16 Mountain Avenue, asked to remove the metal ice protector strip along the bottom of the roof. The roof is in need of new shingles. The strip is approximately 18" wide. Current roofing material is asphalt shingle. The rear of the building was rebuilt recently and has new asphalt shingles on the roof. The older front portion of the home would match the shingles of the rear portion. The Board noted that the removal of the ice protector strip is considered an improvement and agreed to allow approval of the request.

IV. NEXT MEETING:

The next meeting is scheduled for September 2, 2015.

V. ADJOURNMENT:

The Board adjourned at 5:00 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner