

**DESIGN REVIEW BOARD
DRAFT MINUTES
May 6, 2015**

Members Present: Jeff Bendis, Don Olson, Jack Rossi, Nancy Sevchenko, Beverly Humpstone
Members Absent: None
Others Present: Ben Pauly, Dale Frates, Ron Jaynes, Kurt Spann, Ben Nickerson, Nicholas Seldon, Joe Swanson, Gail Dougherty, Richard Windish, Gary Thulander, Peter Gonzalian, Michael Brands

I. CALL TO ORDER:

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

II. PUBLIC HEARINGS:

A. V-3129-15 Oliver Block, LLC

The application is for Design Review Approval exterior renovations including replacing large window with three double hung windows on East elevation of building. The property is located at 20 Central Street and is zoned Central Commercial / Design Review.

There was no one present to submit the application. Application was continued. The Board asked for improved drawings to have a better understanding of the application.

B. V-3130-15 Woodstock Resort Corp.

The application is for Design Review Approval to change parking lot and path lighting at country club. The property is located at South Street and is zoned Residential Three Acre / Design Review.

Mr. Pauly, staff, presented the application.

The Board reviewed a site plan, photographs of the existing lights and cutsheets of proposed lights.

The application was amended to retain three lights along the handicap entrance on the north side of the building. The fixtures would be changed to match the new proposed path lights. In addition, six other path lights would be replaced and three new ones added.

The path lights are bollard style with a four sided aged copper finish peaked roof.

The proposed post lights would be the same height as current posts - 6'. The fixtures would be brass with a copper finish. The squarish lantern type lamps would have a waterfall (wavy) glass, screening the LED bulbs. Thirteen post lights are proposed for replacement.

After discussion the Board recommended approval as presented.

C. V-3131-15 Zach's Place

The application is for Design Review Approval window and door changes, remove exterior staircase and attached shed on South elevation of building. The property is located at 73 Central Street and is zoned Central Commercial / Design Review.

Ms. Frates, owner, presented the application. Ron Jaynes, Zach's Place board member, aided the presentation.

The Board reviewed a series of drawings and photographs.

The owner would remove the rear exterior set of stairs. The stairs are a hazard and need to be removed.

The bottom half of the door at the top of the stairs would be removed and clapboarded over. The upper half with a window area would be retained. This is a change in the application.

The State Fire Marshall requires a new set of stairs on the interior of the building. A new exterior door would be placed on the south elevation replacing an existing window. The door would match an existing door on the same elevation.

The application was amended, the shed enclosure next to the stairs would not be removed.

An AC unit under the stairs would be painted black to blend in with the trim. This is similar to a Design Review requirement for the front and side AC/heat pump units.

The Town Planner showed the Board a photograph of three new exterior mounted storm windows on the south west corner section of the building. The storm windows are not flush to the window surface. They appear different from the other windows that had been converted at an earlier date to energy efficient units.

The applicant noted there would only be two windows with the exterior mounted storms as one of the three is being converted to a door. They asked to submit a separate application at a later date for the two storm windows.

After discussion, the Board recommended approval of the stair removal and door changes.

D. V-3132-15 Kurt Spann & Elizabeth Neily

The application is for Design Review Approval to replace and expand existing pool pumphouse by 140 sq. ft. and add pergola. The property is located at 33 River Street and is zoned Residential Low Density / Design Review.

Mr. Spann presented the application.

The Board reviewed photographs of the existing pool house and renderings of the proposed pergola.

An existing pool pump house would be converted to an 8' x 16' x 10' tall pool house. To the north of the pool house, an 8' section of open roofed pergola, a 16' section of roofed pergola and another 8' section of open roofed pergola would be constructed.

The pool house would be sided with 1" x 6" and 1" x 8" shiplap (vertical) rough cut pine. A corrugated galvanized steel roof is proposed. The front facade would have a double door (no windows) with a 12 glass fixed window on each side off the doors. A vertically mounted double hung window would be placed in each end (north and south) of the building, with no windows in the rear.

The pergola structure would be made of rough lumber mounted on 6" x 6" posts. The center area 12' x 16' would have a peaked roof, also proposed to be galvanized corrugated steel. All sides of the pergola structure would be open.

The wood would not be painted but would be allowed to weather.

Ms. Sevchenko noted the pine boards on the owner's barn are weathering slower than other wood elements.

The Board felt the steel roof was not a compatible material for the area. The proposed pool house shed roof is not similar to other roofs in the area.

After discussion, the Board suggested a peaked roof for the pump house and asphalt shingles for both roofs. The owner agreed with the change and will submit a new drawing to the VDRB.

After additional discussion, the Board recommended approval as agreed to above.

E. V-3133-15 Mark Libby

The application is for Design Review Approval window and door changes to garage. The property is located at 52 Pleasant Street and is zoned Light Commercial / Design Review.

Mr. Nickerson, architect, presented the application.

The Board reviewed a series of drawings and photographs.

A previous application for architectural changes to the garage was denied.

The applicant changed amended the current application and submitted a new rendering.

The owner wishes to retain both sliding doors on the south elevation in their as-built locations. The east/right set of sliders would have an operable sliding barn door mounted on a rail covering the sliders. The west/left set of sliders would remain as is without the barn door cover concept. The

gable end window would be retained but without the curved palladium above. This would be requested for both north and south facades.

The Board agreed with the second story window change for both north and south gable ends. It would allow more light in. The squarer window is found to be more compatible with the building.

However, the Board preferred the rendering submitted with the application. It shows one set of sliders centered on the facade. The sliders would have a sliding barn door mounted on an overhead rail. This presents a more balanced concept and does not overwhelm the building facade.

The applicant will submit a new rendering showing the recommended changes for the upcoming VDRB meeting.

Ms. Doherty, client, spoke in favor of Mark Libby's original as-built design and noted small businesses need to be encouraged.

Mr. Seldon, client, also noted support for the original design and for small businesses.

The Board responded that Mr. Libby, having lived in Woodstock for 18 years, is well aware of the regulations. He renovated the garage before receiving a permit to do so, and now has to receive approval after the fact. Had he met with the Board previous to construction, he would have saved both time and money.

After discussion, the Board recommended approval as discussed above with a single slider centered on the facade and sliding barn doors to cover. The gable end window for both north and south facades as drawn without the palladium feature was recommended as well.

F. V-3134-15 Woodstock Resort Corp. / Richmond House Condo Assoc.

The application is for Design Review Approval to demolish the Nelson Cottage and return the site to lawn. The property is located at 39D Elm Street and is zoned Residential Low Density / Design Review.

Mr. Windish, attorney representing potential owner, presented the application. Mr. Thulander, representing the current owner of the condo unit, and Mr. Gonzalian, representing the condominium association, were present.

The Board reviewed photographs of the existing structure.

The intent of the applicant is to remove the cottage and replace the area with lawn. At a future date, the new owner would like to build on or near the site.

The cottage is in very bad shape both structurally and mechanically. It was estimated that it would cost \$200,000 to bring the home back into a liveable condition.

The home is located directly behind the parish house on Elm Street. It is not visible from Elm Street or any other public location. The home is also well screened with mature trees.

Mr. Olson noted the site is very steep. The house is built into the hillside. Fill may have to be added to smooth off the hillside and to have grass planted. It may be more logical to have the site be vegetated versus having grass planted as a lawn area.

Mr. Gonzalian noted in the “option to purchase agreement”, the intent to have the demolition completed within a 6-8 week period is included.

Mr. Rossi stated there are some mature trees, especially a large hemlock that should be retained if possible. The healthy specimen trees adjacent to the cottage should be retained and protected from root compaction during demolition.

The applicant agreed care would be taken in the demolition process to prevent damage to the mature trees on site.

The Town Planner read the demolition section referring to the fact that “the applicant shall in good faith submit a detailed plan for reuse of the vacated site”.

The “detailed plan” is to add fill to the site to blend in with the existing topography, seed the site and allow the vegetation to grow out.

After discussion, the Board recommended approval as presented with a vegetated slope finish, retention of the surrounding mature trees and care to the root systems shall be taken during the demolition process.

III. OTHER BUSINESS:

A. Design Review Regulations.

The public hearing for Board of Trustees approval regarding the proposed Design Review amendments will take place on May 12, 2015 at 7:00 pm. The Town Planner will send a notice to the Board members in advance of the meeting.

IV. NEXT MEETING:

The next meeting is scheduled for May 20, 2015.

V. ADJOURNMENT:

The Board adjourned at 5:45 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner