

**DESIGN REVIEW BOARD
DRAFT MINUTES
January 7, 2015**

Members Present: Don Olson, Jack Rossi, Nancy Sevchenko, Beverly Ritchie
Members Absent: Jeff Bendis
Others Present: Derek Demas, Karen Demas, Mark Hazen, Michael Brands

I. CALL TO ORDER:

Chair Bendis called the meeting to order at 4:10 pm.

II. PUBLIC HEARINGS:

A. V-3105-14 Derek Demas

The application is for Design Review Approval to install ground mounted A/C unit. The property is located at 49 Pleasant Street and is zoned Light Commercial / Design Review.

Mr. Demas presented the application.

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

The unit measures 31 1/2" wide and stands 21 5/8" tall.

Mr. Demas apologized to the Board as he did not realize a permit was required to place the unit.

An exterior ground mounted A/C unit was placed at the front of the home. The home is well set back from the street. There are numerous shrubs between the unit and the street making it difficult to see the unit. The unit is the same color as the home.

After discussion, the Board recommended approval as presented.

B. V-3106-14 Derek Demas

The application is for Design Review Approval to install ground mounted A/C unit and to install a 6' tall 48 l.f. stockade fence on west elevation of parking lot. The property is located at 51 Pleasant Street and is zoned Light Commercial / Design Review.

Mr. Demas presented the application.

The Board reviewed a site plan of the proposed fence extension and a photograph of the installed A/C unit.

Mr. Demas proposes placement of a 6' tall stockade fence to be placed 48 lf along the west property line. The fence would be placed two feet off of the line.

The fence would protect his property from snow and ice that falls off of the neighbors' roof. The building is located one foot from the property line. Mr. Demas has a parking lot for two residential units and one commercial unit located in the same area.

Recently the thermo-membrane roof was replaced on the rear section of the neighbor's building where the fence is proposed. The new material is apparently slicker than the old and sheds snow and ice readily although the roof pitch is fairly shallow.

The fence would contain the snow between it and the neighbor's building. Numerous photographs of the site taken with snow were shown to the Board.

Mr. Olson explained that the focus of the Board is design and not necessarily snow issues. The fence appears that it would meet the Design Review criteria as it is not viewable from the street.

Mr. Hazen, representing Mr. Hall, referred to Mr. Hall's letter.

The letter from abutter Peter Hall was read. Mr. Hall owns a commercial condo unit located immediately west of the proposed fence location. He opposes the fence due to the potential lack of ventilation and sun on the east wall of his unit which currently suffers from moss buildup.

Mr. Hazen noted air flow is important for Mr. Hall due to the tight property constriction. The building is one foot off the property line.

Mr. Rossi asked about the visual quality of the fence. After a few years of holding back snow and ice back the fence will start to lean. Maintenance of the fence over time may become an issue. The current wall of the building serves as a visual barrier.

The neighbor's wall is seven feet tall therefore the six foot tall fence would cover the majority of the wall. Mr. Demas felt there is also a visual need to cover the neighbor's unmaintained wall.

Mr. Hazen prefers the fence be set back more to allow room for snow and to allow future maintenance of the wall. A five foot separation would work better than the proposed three feet.

Mr. Demas noted space is precious and he can't afford to lose any parking spaces.

Mr. Hazen suggested a shorter three foot fence might work better.

After a lengthy discussion, the Board agreed the proposed fence would not be visible from the street or another neighbor and therefore would meet the Design Review criteria.

Mr. Demas then reviewed the ground mounted A/C unit placed on the northeast corner of the building next to the driveway.

The owner placed the unit without thinking a permit was required.

The unit measures 31 1/2" wide and stands 21 5/8" tall.

The unit is placed behind a bush to help screen it. The unit would be painted the same gray color as the building is to be painted. This would also help screen the unit.

After additional discussion, the Board recommended approval as presented.

III. OTHER BUSINESS:

A. Design Review Regulations.

The Design Review discussed possible changes to the Design Review regulations. The changes would address issues the Environmental Court Judge found to be lacking in a recent court decision on placement of shutters.

Mr. Olson suggested that the streetscape be highlighted. The streetscape is the view of the community as one drives or walks by. Shutters, fences and other items should be noted as being important parts of the streetscape that set the building and development pattern.

All members agreed that any change in the regulations need to continue the emphasis of design over historic preservation. The Planning Commission will discuss the matter at their January 7, 2015 meeting later this evening.

IV. NEXT MEETING:

The next meeting is scheduled for January 21, 2015.

V. ADJOURNMENT:

The Board adjourned at 5:05 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner