

**DESIGN REVIEW BOARD  
DRAFT MINUTES  
June 17, 2015**

Members Present: Don Olson, Nancy Sevchenko, Beverly Humpstone, Jack Rossi  
Members Absent: Jeff Bendis  
Others Present: Diane Dugan, Jane Sicard, Peter Vollers, Jennifer Falvey, Chris Ambrose, Levi Gordon, Cyrus Benoit, Eric Nesbitt, Tom Hayes, Chris Miller, Michael Brands

**I. CALL TO ORDER:**

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

**II. PUBLIC HEARINGS:**

**A. V-3143-15 Arapaho Partners, LLC / West River Farm, LLC**

The application is for Design Review Approval to convert Commercial Service to Retail. The property is located at 47 Pleasant Street and is zoned Light Commercial / Design Review.

Mr. Gordon, owner, presented the application.

The Board reviewed a number of photographs and a cut sheet of the proposed compressor units.

The applicant desires to convert a laundry to a butcher shop at 47 Pleasant Street.

The change would require removal of numerous vents associated with the laundry. They are located on the east wall of the building. This area of the building is not visible to the general public.

The east wall has T-111 siding. Areas of former vents would be resided with T-111 siding and painted to match existing wall color.

One dryer vent to the rear of the east wall would remain as is. A dryer for the butcher shop be would installed.

Compressors for the proposed walk-in coolers would be placed within the rear screened porch. The lower part of the screened porch has a three foot tall knee wall. The area is located at the rear of the building and not visible to the general public. The rear of the property is a steep wooded hillside.

The removal of the vents is considered a visual improvement.

After discussion, the Board recommended approval of the application as presented.

**B. V-3148-15 Kevin & Diane Dugan**

The application is for Design Review Approval to construct pathway and irregularly-shaped fieldstone terrace with fire pit incorporated therein. The property is located at 37 Elm Street and is zoned Residential Low Density / Design Review / Riparian Buffer.

Mr. Rossi stepped down.

Mr. Vollers, attorney, presented the application. Ms. Dugan was present.

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

An application to construct a path and stone terrace with a fire pit was approved last year. An appeal of the permit was made by the neighbors. The Environmental Court rendered a decision stating the application did not list these three items and therefore they were not approved. Applicant is resubmitting application to bring the items into compliance.

The path and stone terrace with fire pit have been constructed.

Mr. Vollers submitted a letter signed by the Dugans and two neighbors: Ms. Billings and Ms. Falvey. The Dugans agreed to remove the fire pit from the application. The neighbors dropped their opposition to the path and stone terrace within the 100' wide riparian buffer.

Although the fire pit would not be used, there is no plan to fill in the area. The applicant noted the pit would be used as a planter.

The terrace would be used to enjoy the brook. An unpaved path is constructed through the riparian buffer area. The buffer area aside from the terrace and path would be allowed to regrow thus replacing the riparian vegetation in a natural way.

The impact on the riparian buffer will be reviewed by the Conservation Commission at a meeting later this evening.

Visually the Board has no problem as the terrace is flush to the ground, and is not visible from the street. There is abundant vegetation providing a strong screen.

After discussion, the Board recommended to approve as presented without the firepit.

**C. V-3150-15 Thomas & Susan McCaughey**

The application is for Design Review Approval to place a 39 linear foot fence and flagstone walkway. The property is located at 26 Pleasant Street and is zoned Residential High Density /

Design Review.

Mr. Benoit, contractor, presented the application.

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

The application contained two options for a picket fence and a front gate.

The owners prefer a picket fence constructed of a vinyl material as it would be less maintenance.

The Board objected as the vinyl fence is not compatible with neighboring fences. The vinyl material does not show the grain of the wood nor does it weather over time.

Option Two is a wood picket fence, 3.5' tall. The spindles would be 1" x 1", 3' tall. The posts would be 4.5" square. The fence would be painted white. It would match the neighbor's fence. It would be constructed by a local contractor.

A 4' wide stone pathway would connect the sidewalk with the front steps. Goshen stone in random sizes would be used. The path would be flush to ground.

After discussion, the Board recommended to approve the application with Option Two, the wood fence.

**D. V-3151-15 Eric Nesbitt**

The application is for Design Review Approval to replace asphalt shingle roof with a metal enamel panel roof. The property is located at 33 Pleasant Street and is zoned Residential High Density / Design Review.

Mr. Nesbitt presented the application.

The Board reviewed a number of photographs of the house and the proposed roof material.

The owner's roof is starting to leak and is in need of replacement.

The current roof material is an asphalt shingle. The applicant prefers a metal roof as a replacement material. The metal roof would shed snow more readily than an asphalt shingled roof, thus negating the need to rake off the snow during winter months.

An enamel panel roof is proposed. A cutsheet of the Tuff-Rib / Classic Rib Metal Roofing panel was presented.

This is the same roof as placed on the Specter's new addition at the corner of South Street and South Park Street.

The owner's home has the gable end facing the street. During summer months, the roof is barely visible due to heavy foliage.

The owner prefers a dark colored roof such as a dark green.

The application also requested removal of a post and attached lamp from the southwest corner of the house.

After discussion, the Board recommended approval as presented.

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

#### **A. Chris Miller**

Mr. Miller, local architect, asked the Board for a preliminary discussion concerning replacing the front first floor windows of two stores, Elevation Clothing and the Unicorn on Central Street. The current windows are a small grid pattern and are leaking. Historical photographs from the Civil War era were shown to the Board demonstrating that the small grid patterned windows are not original to the building. The owners would like to replace the windows with an aluminum frame unit consisting of four large panes with a cross like mullion in each store front window. The negative of the aluminum frame is that the mullions are square in shape and not trapezoidal as a wood mullion would be. This type window is in place at the Village Butcher Shop located on Elm Street. The Board noted they would need to view the proposed window and its proposed location on the building before rendering an opinion. Mr. Miller will email digital copies of the proposed window to the Town Planner who will email them onto Board members. No decision was rendered.

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

The next meeting is scheduled for July 1, 2015.

### **V. ADJOURNMENT:**

The Board adjourned at 5:30 pm.

Respectfully submitted,

Michael Brands, AICP  
Town/Village Planner