

**TOWN DEVELOPMENT REVIEW  
DRAFT NOTES  
September 22, 2015**

**Members Present:** Don Bourdon, Kim French  
**Members Absent:** Charlie Wilson, Fred Hunt, Ingrid Moulton Nichols  
**Others Present:** William Pidlipchak, Virginia Eames, Dick Colantuono, Richard Fultz, Michael Willis, Tom Weschler, Mary Hawkins, Michael Dunn, Lucy Dunne, Kevin Calder, Lyman Shove, Todd Shove, Deb Hathorn, Margaret Brazil, Jeff Holmes, Glenn Soule, Jane Soule, Alden Fiertz, Mary Fiertz, Jody Loring, Fred Barr, Jackson Hicks, Dale Kjerulff, Jennifer Coash, Chris Ambrose, Brigitte Ambrose, Carol Woods, Bruce Gould, Gray Perkins, Michelle Perkins, Michael Brands

**I. CALL TO ORDER**

Chair Bourdon opened the meeting at 7:30 p.m. Due to lack of quorum, the meeting was taped so the absent members would be able to hear the testimony presented. Although testimony will be taken the hearings will not be closed until a quorum is available.

**II. APPROVAL OF MINUTES**

Approval of the August 25, 2015 minutes was continued.

**III. PUBLIC HEARINGS**

**A. Old Business: None**

**B. New Business:**

**1. T-4565-15 Pidlipchak**

Application is for Conditional Use Approval to reinstate Subdivision Permit T-4349-12 and to excavate within the Conservation Overlay District (wetland buffer). The property is located on 148 Iver Johnston Road and is zoned Residential Five Acres / Wetland Overlay.

Mr. Pidlipchak presented the application.

The hearing had been continued to allow the applicant time to have an updated site plan created, that would show the as-built topography.

The applicant presented the new plans with updated topographic lines. These show the work done thus far to the site.

A new septic system would be placed up the hill from the house site. This was required as the former septic site was inadvertently excavated. The septic site would be located on the lot of the existing house.

An attorney is drafting easement language for the septic system and for the existing lot to be able to share use of the pond.

Mr. Shearer, State waste water permit specialist, has visited the site. A permit has been applied for but has not yet been issued.

The proposed home would be located more than 100' from the pond to comply with the required wetland buffer.

Culverts and drainage swales have been placed to prevent stormwater from entering the pond and from creating erosion on neighboring properties.

The owner is requesting reapproval of a two lot subdivision map. The mylar had not been filed in a timely manner, therefore negating the original subdivision permit approved in 2012.

Testimony was continued to next meeting.

## **2. T-4606-15 Virginia Eames**

Application is for Conditional Use approval for Multiple Low Occupancy Apartment approval for two additional units. The property is located at 540 West Woodstock Road and is zoned Business Service / Light Industrial.

Ms. Eames presented the application.

The TDRB reviewed floorplans and a site plan of the property.

There are currently two apartments on site, one in a rear building and one in the main building.

Recently an insurance office moved out of the main building. Owner wishes to convert the office space to two apartments for a total of four units.

There would be a total of six bedrooms for all four apartments.

There are eight parking spaces behind the building. These had been used by the former office. They are not visible from Route 4.

The units are all connected to Town sewer and Woodstock Aqueduct water.

The State Fire Marshall has inspected the site. A larger window opening is required for

emergency egress for one of the apartments.

The Multiple Low Occupancy Apartment and Conditional Use criteria were reviewed with the applicant.

Testimony was continued.

**3. T-4611-15 Thomas Weschler & Mary Hawkins**

Application is for Conditional Use / Waiver to Setback Approval to construct 576 sf garage within the front setback. The property is located on 6936 North Bridgewater Road and is zoned Residential One Acre.

Mr. Weschler presented the application.

The TDRB reviewed a site plan and a photograph of the proposed garage.

A 45' front setback is required. The owner would like to reduce to the front setback by placing the garage 37' from road centerline.

The TDRB reviewed the Waiver to Setback form.

A well exists directly behind the proposed 24' x 24' garage.

The garage would be single story structure.

The garage as requested would line up with the existing home and would maintain the area aesthetics. The home was originally built in 1816.

The TDRB reviewed the Conditional Use and Waiver to Setback criteria with the applicant.

Testimony was continued.

**4. T-4608-15 Sleep Woodstock LLC**

Application is for Conditional Use Approval to excavate to correct stormwater run-off. The property is located at 4324 West Woodstock Road and is zoned Residential One Acre.

Mr. Fultz, owner, and Mr. Willis, engineer, presented the application.

The TDRB reviewed a site plan and renderings of the proposed stormwater remediation plan.

A TDRB review is required as the excavation exceeds the 5000 square feet threshold.

There are numerous springs located up on the hill behind the building.

When the 232 foot long building was constructed it was built close to the slope leading up the hill on north side of the site. The building has a five foot crawl space under it.

As a result, the motel has problems of high humidity and other water issues.

To resolve the water issues three steps are proposed. Foundation drains would be placed along the entire rear elevation. A curtain drain is proposed ten to twenty feet at the rear of the building. The swale would force water to skirt around to either end of the building. Existing swales built higher up the hill would be reworked so they function correctly.

The engineer noted the project would not create additional storm water impacts to Route 4.

The owner hopes to get work done in October well before winter so the grass can be reseeded.

The TDRB reviewed the Conditional Use and Landscaping / Grading criteria.

Testimony was voted close.

#### **5. T-4612-15 Michael Dunn**

Application is for Conditional Use approval to continue operation of wood shop and to add office to second floor. The property is located at 4979 South Road and is zoned Residential Low Density.

Mr. Dunn and his business partner, Mr. Calder, presented the application

The TDRB reviewed floorplans and a site plan of the property.

The applicant wishes to continue the operation of the existing wood shop and add an office on the second floor. The applicant owns a construction business, mainly renovation and construction of residential homes. The wood shop would be used to construct cabinets and other items for the homes.

The building is currently being used but very little. The owner is 74 years old and wishes to sell. The building has been a wood shop since 1948. Prior to this use it was a woolen mill. The building was originally built in 1799.

The 0.5 acre parcel of land is zoned Residential Low Density. The use is considered an on-going non-conforming use.

The applicant desires to park two vehicles at the rear of the building. Parking in front is difficult during the winter months with snow sliding off the front roof and overspray from the State plow trucks. The driveway is a seldom used access to the rear of the building.

Applicant request a 25% increase of use with placement of an office on the second floor.

Todd Shove, the owner's son, gave a brief history of the property. His grandfather

purchased the building in the 1940s for use as a wood shop. At one point the shop had up to four employees. The current owner is semi-retired. Mr. Shove noted the history of the area has been mixed use. Hamlets rely on an integration of commercial and residential uses as a way of life. The wood shop has been a part of the community for the past 67 years.

Chair Bourdon stated he believes the use to be a continued use and not a discontinued use.

In a discussion of the proposed parking at the rear of the building, it was noted the floodway extends approximately 50' from the Kedron Brook. The building is located approximately 125' from the Kedron Brook. The entire property is located within the 100' flood plane. Parking is allowed in the flood plane but not in the floodway.

Mr. Kjerulff, a neighbor, asked about the commercial status of the property.

Chair Bourdon noted he considers the property a continuing commercial use as a wood shop.

Mr. Ambrose, abutter, asked about the discontinuation of use. He feels the use has been discontinued for more than a year. He also felt homes in the hamlet have become very expensive in this area. The neighbors are concerned about the value loss of their homes.

Chair Bourdon restated the current use fits the zoning definition of a continued non-conforming use.

Ms. Wood, abutter, asked how the proposed the use would be continued as the current use has been minimal over the past few years with very little impact on the neighbors.

Mr. Dunn responded that the use would be similar to the current low impact use. There is no intent to increase the use of the building aside from the second story office space.

The Town Planner noted that if there is an increase in use, a permit would be required. A 25% increase is restricted to once every five years. A Conditional Use Review and approval would be required.

Mr. Calder noted his company is dependent on clients within the South Woodstock area and they would be very respectful of the neighbor's concerns.

The Non-Conforming Use and Conditional Use criteria were reviewed with the applicant.

Testimony was continued.

## **6. T-4613-15 Bruce and Patricia Gould**

Application is for Conditional Use / Waiver to Setback Approval to construct 112 sf deck on south elevation with the front setback. The property is located on 1957 South Road and is zoned Residential One Acre.

Mr. Gould presented the application.

The TDRB reviewed a site plan and elevations of the proposed deck.

The entire structure is located within the front setback, 80' from centerline.

The home was originally built in 1790.

A set of stairs would be placed west of the deck towards the street for ease of access.

The land behind the home is quite steep dropping off to the Kedron Brook.

A small 8' x 14' deck is proposed to serve as a platform for the main entrance.

The TDRB reviewed the Conditional Use and Waiver to Setback criteria with the applicant.

Testimony was voted closed.

#### **7. T-4614-15 Gray Perkins**

Application is for Design Review approval to replace shingle roof with metal standing seam roof and add window to east / front elevation of house. The property is located at 4822 South Road and is zoned Residential Low Density / Design Review.

Mr. and Mrs. Perkins presented the application.

The TDRB reviewed photographs of the building and the proposed changes.

The existing asphalt roof is in disrepair and needs to be replaced.

An existing skylight would be removed and not replaced.

The owners have chosen a standing seam metal roof. A dark gray color was selected.

A window is proposed for placement between front door and existing window.

The window would be same size and style as the existing 6 over 1 units on the rest of the building.

The home was originally built in the 1940s.

The South Woodstock Design Review Board recommendation to approve as presented was read by the TDRB.

Testimony was continued.

#### **V. OTHER BUSINESS**

**A. Administrative Officer's Report**

The report was given and discussed.

**VI. DELIBERATIONS**

- A. T-4578-15 Pidlipchak Continued**
  
- B. T-4606-15 Eames Continued**
  
- C. T-4608-15 Sleep Woodstock LLC Continued**
  
- D. T-4611-15 Weschler / Hawkins Continued**
  
- E. T-4612-15 Dunn Continued**
  
- F. T-4613-15 Gould Continued**
  
- D. T-4614-15 Perkins Continued**

**VII. NEXT MEETING**

The next meeting is scheduled for October 5, 2015 at 8:00 am.

**VIII. ADJOURNMENT**

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Michael E. Brands, AICP  
Town Planner