

**DESIGN REVIEW BOARD
DRAFT MINUTES
April 19, 2017**

Members Present: Jeff Bendis, Don Olson, Beverly Humpstone
Members Absent: Jack Rossi , Nancy Sevchenko
Others Present: Derek MacDonald, Michael Brands

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

A. V-3306-17 Derek MacDonald

The application is a Design Review Approval to reinstall shutters and to replace garage doors. The property is located at 22 The Green in the Residential Medium Density /Design Review District.

Mr. MacDonald presented the application.

The Board reviewed numerous photographs of the home and garage.

The current garage door does not function and needs to be replaced.

The proposed door is the exact same size as the current door. It has a single row of windows along the upper section.

Although the door appears to be two swing out carriage doors, it is actually one door that articulates (folds) like a modern garage door.

The owner does not wish to place exterior lighting on the garage. If he desires to do so, an application would be filed at a later date.

The shutters were discussed.

The owner has numerous original shutters that had been removed and stored. However, they do not all match. There are enough matching sets to place on four windows of the east facade and eight windows on the front/north facade.

A long discussion of gap preference between the shutters on the front facade took place. Due to the placement of windows the gap between shutters would vary. In some cases, shutters may have to overlap.

Mr. Olson stated this was not a problem and showed pictures of the shutters on his 7 The Green home. There are many different gap spacings. Although the gaps are variable, the spacing irregularities are not noticeable unless one concentrates on a particular window. What is important is that all windows have shutters contributing to a balanced look when viewed from the street.

The Board agreed there should be shutters on all west side windows. The facade is very open and visible to the passing public. The lack of shutters would be noticeable.

Chair Bendis did an quick informal survey of homes located on The Green, all homes had shutters on the three sides visible to the public.

Mr. MacDonald showed the Board pictures of homes without shutters and some that were missing shutters. The homes were not located on The Green.

Shutters on all three visible sides of the building are important to create a balanced facade.

The Design Review regulations state that “shutters shall be retained where appropriate”. This language has been supported by two recent court cases.

Chair Bendis noted his desire to have shutters on the three visible sides of the building.

Mr. Olson agreed, stating missing shutters are more noticeable on the gable ends.

Ms. Humpstone, in agreement, noted shutters should be placed on all three sides, otherwise the house would have an unbalanced look.

Mr. MacDonald stated he has enough shutters that a matching pair can be placed on the two windows closest to the street, 1st & 2nd floor. The four other west facade windows would be shuttered with a similar looking but thicker shutter. Mr. MacDonald showed the Board a photo of the thicker shutter.

After lengthy discussion, the Board agreed that placing the two matching shutters on the street side, 1st & 2nd floor, with the other thicker styled shutters placed on the remaining windows towards the rear was the better option.

After additional discussion, the Board unanimously recommended approval of the garage door as submitted and that shutters be placed as follows: on all west facade windows, on the four main windows on east facade and on all eight windows on the front/north facade.

III. NEXT MEETING

The next meeting is scheduled for May 3, 2017.

Respectfully submitted,

V. ADJOURNMENT

The Board adjourned at 4:45 pm.

Michael Brands, AICP
Town/Village Planner