

**DESIGN REVIEW BOARD
DRAFT MINUTES
April 4, 2017**

Members Present: Jeff Bendis, Don Olson, Jack Rossi, Beverly Humpstone, Nancy Sevchenko
Members Absent: None
Others Present: Alfonse Sorrentino, Betsy Wheeler, Don Wheeler, Derek MacDonald , Renee Vondle

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

A. V-3300-17 Alfonse Sorrentino

The application is for Conditional Use, Conservation District Overlay and Design Review Approval to construct a 2230 single family dwelling with 413 sq. ft. garage and 440 sq. ft. porch and to modify previously approved building envelope and place accessory structure within the side setback.. The property is located at 13 River Street and is zoned Residential Low Density / Conservation Overlay / Design Review district.

Mr. Sorrentino presented the application. He passed out a revision for the South and East elevations.

Mr. Sorrentino orientated the Board to the site plan.

Mr. Sorrentino explained his new drawing for the South and East elevations. He stated that the original drawing of the South elevation had two sets of french doors with triangular windows above the doors and the East elevation had four 6 x 1 windows to the left of the front door. In the new drawing, the roofline on the South elevation will stay the same, but he has eliminated the doors and changed the windows to two sets of double stepped windows. The East elevation now has two glass 2 x 4 doors separated by two 6 x 1 windows.

Discussion followed regarding where the two doors would look better placed; on the South or East elevation.

Mr. Sorrentino stated that his preference is to keep the doors on the East Elevation because that is where he plans on having his outdoor space.

Bev Humpstone noted that the four windows on the East elevation seem more compatible than the doors and suggested keeping the four windows.

Don Olsen stated that he felt the stepped windows look odd and stated that a more simple look would be preferable.

It was suggested that two doors with transoms above on the South elevation would be preferable over the original and revised plans. The Board and Mr. Sorrentino agreed.

Don and Betsy Wheeler, abutters to the north spoke. Their only concern, because of proximity to their back yard, was that they want to make sure there is extra screening. They like to sit out on their back yard, which looks directly at the open land where the proposed house will be located.

Don Wheeler noted that his concern is to have plantings along fence line. Currently, the fence is a split rail fence that is falling apart. He would like the new building to be screened from their back yard.

Betsy Wheeler noted that River Street is a busy, congested neighborhood. The residents live very close together. Some screening would help to maintain their view.

Mr. Sorrentino stated that he has had discussions with the Mr. and Mrs. Wheeler and has asked Mr. Wheeler to suggest plantings to him.

Mr. Sorrentino stated that he has no plans for a new fence. He noted that there is a dead butternut tree that will need to be taken down.

Although not under the Board's purview, Don Olsen noted that it would be easier to not have the island in the middle of the driveway. He noted that the snowplow will clip corners of the plantings and every spring will have to deal with the maintenance.

Mr. Sorrentino stated that he feels the island lends a lot to the aesthetics of the outdoors.

It was agreed that the only issue of application is the shape and placement of the windows and doors.

It was agreed to leave the East elevation drawing the same as the original drawing (four windows) and to change the South elevation to two doors with transoms.

Jeff Bendis asked that the applicant provide new drawings to the Planning & Zoning office.

B. V-3301-17 Anna & Peter Kolchinsky (Blue Horse Inn)

The application is for Design Review to amend Permit V-2971-13 to keep generator the original factory color. The property is located at 3 Church Street and is zoned Inn/Design Review District.

The applicant was not present.

Chair Bendis presented the application.

The Blue Horse Inn is requesting that the Board allow them to keep the original, factory installed color (beige) and not change it as conditioned in their original permit V-2971-13.

It was noted that the generator is not that visible during half the year in the winter months.

It was also noted that if painted, it would have to be repainted eventually due to peeling paint.

The Board reviewed the colored picture of the generator.

The Board agreed that the request was appropriate and recommended approval to allow the original color to remain.

Discussion followed regarding landscaping. The Board agreed that more landscaping for screening would be nice and encouraged the applicant to present a proposal for such.

The Board recommended that the application be approved as an administrative permit with a condition that the applicant come back with a landscaping plan.

III. OTHER BUSINESS

Derek MacDonald asked to address the board informally about renovations to his home at 22 The Green. He stated he has five issues as note below:

1. Mr. MacDonald stated that he would like some advice regarding issues with the windows on the second floor above his front door. He noted that condensation has destroyed the windows and he has had them rebuilt. He needs to put storm windows on them and asked the Board for suggestions. He does not want to do a triple track on there. He asked if he could do a single pane or should it be broken up with the sashes as a three over two.

The Board suggested he put a single storm window on the inside.

2. Mr. MacDonald also stated that he is putting shutters back on his building, but the issue is that he has six different window sizes and the shutters do not match. He has 10 different styles of shutters in his garage.

He will be purchasing either wood shutters with a traditional middle bar that are louvered or raised panel shutters that his wife prefers.

Mr. MacDonald showed the Board a picture of the raised panel shutters with a tree cut out, noting that there is only one example of that in the Village on an Elm Street home.

Bev Humpstone stated that such shutters are for a cottage style home.

The Board agreed unanimously that they would not be in favor of the panel shutters.

Don Olson stated that one of the issues with solid versus louvered shutters is that when the sun moves around, you get shadows that are produced by the louvers and there is a lot of visual interest and change that occurs as you look at the facade whereas with solid shutters you do not get this penetration of light.

3. Mr. MacDonald noted that there is a question regarding placement of shutters on the second floor windows facing the street. He stated that the distance between the two windows to the left of the front door and the distance between the two windows to the right of the door are unequal. When installing the shutters, the difference will be noticeable. He noted that he does not know the exact measurements, but is fairly sure that there is a two inch difference. There will be a gap that is different.

Bev Humpstone stated that he could have one set of shutters made that could be cut differently to change the dimension, but would get the same optical visual.

Mr. MacDonald surmised that as long as the gaps between the shutters were the same, the spacing of each set of windows would not be as noticeable.

The Board suggested keeping the gaps between the shutters the same.

4. Mr. MacDonald noted that the gable end on the East elevation has ganged up windows on the first floor and noted that these windows would look silly with shutters and the Board agreed.

Mr. MacDonald asked about the one window that is by itself but matches the ganged up windows.

The Board stated they do not believe that would look good with a shutter either.

It was also agreed that the four windows on the second floor of the East elevation that match all the rest of the windows on the house should have shutters.

Discussion followed regarding the windows on the West elevation. Mr. MacDonald stated that he does not want to put shutters on this side of the house because there is a row of tall hedges and a row of mature trees and the windows are not that visible.

He is also not planning on putting shutters on the south elevation (rear) as other houses in the Village do not usually have shutters on the rear of the houses.

5. Mr. MacDonald showed the Board a photograph of his garage. The garage currently has a large overhead garage door in poor condition. It is off its tracks and is extremely hard to open. He would like to replace them with an overhead door that looks like two barn-like doors with four window lights.

The Board agreed that this would look appropriate and would be an improvement.

IV. NEXT MEETING

The next meeting is scheduled for April 19, 2017.

V. ADJOURNMENT

The Board adjourned at 5:15 p.m.

Respectfully submitted,

Renee L. Vondle
Assistant Zoning Administrator