

**DESIGN REVIEW BOARD  
DRAFT MINUTES  
August 2, 2017**

Members Present: Jeff Bendis, Don Olson, Nancy Sevchenko, Jack Rossi, Beverly Humpstone  
Members Absent: None  
Others Present: Lee Barnum, Robert Hager, Honore' Hager, Liz Neily, Michael Brands

**I. CALL TO ORDER**

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

**II. PUBLIC HEARINGS**

**A. V-3325-17 Susan McCaughey**

The application is for Design Review Approval to change garage door. The property is located at 26 Pleasant Street in Residential High Density / Design Review District.

Ms. Barnum, contractor, presented the application.

The Board reviewed photographs of the building and proposed renderings.

The owner wishes to remove the existing carriage doors and replace with a modern garage door.

All windows and doors would be removed from the first floor south elevation. The window located on the second floor would remain as is.

The garage door would be centered and the area surrounding the door would be clapboarded to match existing. The garage door folds up like a modern one, although it has the appearance of an old carriage door.

A weathered zinc goose neck style light would be placed above the garage door. The Board reviewed a photograph of the unit requested.

After discussion, the Board agreed to have the request approved as a minor application to be issued administratively.

**B. V-3326-17 Robert & Honore' Hager**

The application is for Design Review Approval to place 192 linear foot fence & lights over the front door and the garage door. The property is located at 22 The Green in Residential Medium Density / Design Review District.

Mr. and Mrs. Hager presented the application.

The Board reviewed a site plan and photographs of the proposed fence and lights.

The proposed rear porch expansion was withdrawn from the application. The porch is located on the southwest corner of the home.

The owner is requesting railings along the existing porch on the west elevation for safety purposes.

A goose neck styled light with a motion sensor to be centered over the garage door is requested. A 60-watt equivalent bulb would be placed.

Two additional lights would be placed on each side of the front main entrance doors. The fixtures are a 13" tall lantern style with a 40-watt equivalent bulb. The lantern would be black.

Mr. Olson recommended that the applicant use LED bulbs for the three fixtures.

Fences are to be placed along the front and the east side of the property.

The fence along the front would be more formal with capped posts between the spindle rails. The two entrance posts would be slightly taller and would have a wood ball placed on top.

The side fence would be a simple picket fence with the support posts hidden behind the pickets. This style was chosen as it matches the neighbor's fence along the shared driveway.

The fences would be painted white. An existing split rail fence along the side would be removed.

After discussion, the Board recommended approval as presented.

**C. V-3331-17 Liz Neily**

The application is for Design Review Approval to replace doors and windows on South elevation with two sets of sliding glass doors. The property is located at 79 Pleasant Street in Commercial/Light Industrial / Design Review District.

Ms. Neily presented the application.

The Board reviewed photographs of the building and proposed renderings.

Ms. Neily presented a new rendering of the south elevation with minor changes.

The intent of the request is to allow natural light into the basement area of the building. The building is for an industrial use, a baking and presentation studio.

A sliding door, two windows and a set of carriage doors would be removed from the existing south elevation first floor.

The window and door on the extreme west end of the elevation would remain as is.

A 16' wide opening centered on the elevation is proposed. This would be for four sections of 4' wide glass doors. The inner two doors would slide to either side and the outer two doors would be fixed.

A set of full glass French doors (8' wide) would be placed on the east side of the elevation.

The proposed glass doors would have a modern grid frame and would not be a solid glass unit.

Chair Bendis noted the proposed doors are of a modern style. However, the doors would be placed on the rear elevation, with a steep bank behind. They would not be seen by neighbors or the general public.

The Town Planner stated the property is located in the East End Design Review overlay zone as well which has a slightly less rigorous design standard.

The applicant added a 6" high (one step), 4' wide x 38'-40' long deck along the rear of the building to the application. The deck would make access easier. An extended roof along the rear elevation currently covers this area. The east end of the deck would be flush to the east elevation of the building. The western edge stops just before the existing door on the west end.

The deck would not be visible to the general public.

After discussion, the Board recommended approval as presented.

### **III. OTHER BUSINESS**

#### **A. Al Sorrentino**

Mr. Sorrentino received zoning permit V-3300-17 to construct a new home and garage at 13 River Street and zoning permit V-3309-17 to add a dormer to the garage. The owner

would like to flip the dormer from the east roof to the west roof. Construction of the building has just begun. The Board reviewed a rendering of the proposed dormer change which creates a cleaner look for the neighbor to the east and would lower the overall garage height by 1' to 2' feet. The garage is placed slightly forward of the home. The Board agreed the proposed change is an improvement to the already approved design and recommended approval as a minor application to be issued administratively.

**B. 5 Mountain Avenue**

The Town Planner showed the Board a photograph of a set of stairs on the west elevation. The roof line is such that the first stair tread receives constant rain and snow which, in turn causes the wood tread to decompose rapidly. The owner wished to place a metal grid stair whereby the water would pass through. The Town Planner recommended a composite material which resembles wood but is more resistant to weather. The metal tread is not compatible with the architecture of the building. The owner also asked to extend the existing handrail to enable navigation of the first two steps. The Board agreed the rail extension could be accomplished as a minor application via an administrative permit.

The owners also asked for an opinion on removing two existing brick chimneys on the River Street side of the building. They chimneys are old and in need of repair. They do not serve a function, as the fire places have been closed off. The Board stated this would require more thought. The owners would apply for removal next spring.

**C. Mon Vert Café**

The Town Planner showed the Board a photograph of the recently installed screening for the restaurant's dumpsters. The stockade fence (as placed) which serves to screen the dumpsters is 6' tall. The screening was requested and approved as a 4' tall fence. The Board agreed the additional 2' of fence makes the fence stand out and requested that the approved 4' fence be installed in its place. The Town Planner will contact the owners.

**VI. NEXT MEETING**

The next meeting is scheduled for August 16, 2017.

**V. ADJOURNMENT**

The Board adjourned at 4:50 p.m..

Respectfully submitted,

Michael Brands, AICP  
Town/Village Planner