

**DESIGN REVIEW BOARD  
DRAFT MINUTES  
January 18, 2017**

Members Present: Don Olson, Jack Rossi, Beverly Humpstone  
Members Absent: Jeff Bendis, Nancy Sevchenko  
Others Present: Nicholas Burke, Les Berge, Michael Brands

**I. CALL TO ORDER**

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

**II. PUBLIC HEARINGS**

**A. V-3289-17 Gerrish Company / WB Development**

The application is for Design Review Approval to demolish Stone House. The property is located at 458 Woodstock Road and is zoned Commercial / Light Industrial / Design Review district.

Mr. Burke, attorney and sole member of WB Development, and M. Berge, contractor, presented the application.

An Act 250 permit (signed November 30, 2016) was granted to remove the building. Normally, a local permit precedes an Act 250 permit. The Act 250 permit requires a DR application to be filed by February 1, 2017 and the demolition to be completed by December 1, 2017. The condition to send \$50,000 to the State Office of Historic Preservation has been completed. The money would be used to rewrite the Village of Woodstock Historic District Survey.

Numerous photographs of the building and the immediate area around the building were shown.

The Town Planner and Mr. Berge walked the site briefly on January 17, 2017.

The main structure has a rough cut granite stone siding. An el on the north side is constructed of wood with a cement foundation. The structure is in a very poor state of health. The roof is totally collapsed. The structure is the last remaining building on site.

The intent is to sell the property. There is no current use and no proposed use.

The stones from the siding would be saved and stored on site. The stone would be placed on wooden pallets on the asphalt driveway located near the structure.

All other debris would be trucked off-site for disposal. The cement foundation would be removed. The top two feet (as measured from the ground surface) of the main cellar would be removed. The cellar hole would be filled in with clean fill, mainly soil. The fill was left over from earlier work done on-site and has been stockpiled near the stone house.

Excavation equipment, bull dozer and dump trucks, would access the site from Hartland Hill Road. The previous Route 4 driveway was removed during the gas spill cleanup. Portions of the asphalt driveway still remain. The contractor hopes to perform the work this winter while the ground is still frozen.

Mr. Olson asked for a site plan that would show location of existing driveways, areas of asphalt, the stone house and the storage area for the stone.

Mr. Burke noted the Act 250 materials contain numerous maps which can be used as a site plan.

The Board reviewed a series of questions Mr. Olson wrote in relation to the request. The questions have been reviewed by both Mr. Burke and Mr. Berge previous to the meeting. The questions concerned: 1) access to the site, 2) storage of stone, 3) finished grade of the cellar hole fill, 4) what type fill material would be used, and 5) potential improvement of property appearance.

The Board agreed the questions for the most part have been addressed by the applicant's testimony.

Numerous shrubs have grown up around the building. The shrubs would be removed and burned on-site. No trees would be removed. All trees and vegetation along Route 4 would be left as is. There is no plan to add landscaping, as a future development is unknown at this time.

The overall area around the Stone House is fairly flat and level, making it easier to add and to smooth off the fill. The site is elevated above Route 4. Along with the vegetation along Route 4, the visual impact from Route 4 is lessened.

After discussion, the Board recommended approval as presented.

### **III. OTHER BUSINESS**

#### **A. Charles & Carolyn Kimbell**

The Kimbells recently purchased a home at 19 River Street. They wish to relocate the kitchen from a rear el to the southwest corner of the building. In doing so, two side-by-side windows on the first floor would be replaced with slightly shorter units to enable placement of kitchen cabinets. The window is barely visible from the street as it is located at the rear of the facade behind a large expansive front porch and a tower type structure in the middle of the facade. The Board reviewed a photo of the existing windows, a drawing and a cut sheet of the proposed windows. The proposed windows would be the same style, 1:1. They would be slightly shorter and slightly wider than the current windows.

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

**IV. NEXT MEETING**

The next meeting is scheduled for February 1, 2017.

**V. ADJOURNMENT**

The Board adjourned at 4:25 pm.

Respectfully submitted,

Michael Brands, AICP  
Town/Village Planner