

**DESIGN REVIEW BOARD
DRAFT MINUTES
March 1, 2017**

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

I. CALL TO ORDER

Chair Pro-tem Olson called the meeting to order at 4:00 pm.

II. PUBLIC HEARINGS

A. V-3293-17 Joanna Garbisch

The application is for Design Review Approval to reduce square footage of previously approved addition from 524 sq. ft. to 400 sq. ft. with minor window changes. The property is located at 11 Mountain Avenue and is zoned Residential Low Density / Design Review district.

Mr. Sigl, architect, presented the application.

The Board reviewed elevations, floor plans and site plans.

The owner would like to reduce the size of an addition approved on 11/14/16.

The square footage would be reduced from 524 square feet to 400 square feet. Six feet is removed from the rear (north) and 1' from the west side. The roof is lowered 3', making it even less visible from the street than it had been.

The style and look of the addition remain essentially the same. There would be clapboard siding.

There would be two skylights placed on the rear roof, which is not visible to the neighbors or the passing public.

A 4-pane awning window on the hallway connection to the main building would be removed from the front elevation and placed on the rear elevation.

On the upper story of the west elevation the set of 3 windows would be placed closer together in the gable end.

Additionally, the owner desires a propane stove which requires a side vent. The 7.5" square with 4" extension would be placed on the rear elevation.

The owner wishes to replace the single garage door. "Option 2" was chosen. The door

resembles a carriage door but articulates upward as a modern door does. The door would be painted white to match the home. Carriage door hardware would be placed.

In discussing the door, the Board felt the placement could be improved. A taller door would work better. The current door is 7' tall. An 8' door is proposed.

The architect felt a beefier trim would improve the look as well. A 6" wide trim will be placed around the door. A thin cap would be added above in the door header trim.

Ms. Humpstone suggested placing a light fixture above the door to help fill in the gable end void.

The architect will place a goose neck fixture similar to the South Woodstock fixture in the garage photo "option 1".

After discussion, the Board agreed to recommend approval as a minor application via an administrative permit.

III. OTHER BUSINESS

None

IV. NEXT MEETING

The next meeting is scheduled for March 15, 2017.

V. ADJOURNMENT

The Board adjourned at 4:35 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner