

**DESIGN REVIEW BOARD
DRAFT MINUTES
May 17, 2017**

Members Present: Jeff Bendis, Don Olson, Jack Rossi
Members Absent: Beverly Humpstone, Nancy Sevchenko
Others Present: Al Sorrentino, David Laurin, Glen Valentine, Ken Howe, Frank Leibly,
Cheryl Treworgz, Clay Adams, Norman Frates, Michael Brands

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

A. V-3305-17 Jonathon and Kimbel Biele

The application is for Design Review Approval to demolish existing barn and construct 1357 sq. ft. three car garage with 359 sq. ft. heated space & 34 sq. ft. porch. The property is located at 17 River Street in the Residential Low Density /Design Review District.

Mr. Sorrentino, architect, presented the application.

The Board reviewed numerous photographs of the barn and renderings of the proposed garage.

The owner desires a storage facility for the many vehicles and bikes he owns. A new two story garage is proposed.

An old barn in need of repair would be removed. The barn is non-complying in that it does not meet side and rear setbacks. The proposed 1500 square foot garage would be smaller than the existing 2500 square foot barn. The side setback would be brought into compliance, the rear setback would be maintained as is.

The proposed 32' x 28' garage would be built in a east - west orientation directly behind the owners' home. The garage would be accessed via an existing driveway. A stairway would be placed in an 8.5' x 16' appendage located on the south east corner of the building.

The garage would have a standing seam roof, siding would be old barn boards placed vertically.

The south elevation, and most visible, would be treated as a traditional facade with five small square 4 light barn windows across the first floor. The second floor would have a shed dormer with 3 sets of side by side six light casement windows.

The windows on the east and west elevations would be 10 square windows set in a right angle triangle to enhance the amount of natural light within. An aluminum frame would be used.

The east elevation appendage would have a double hung window in the peak. On the north end of the first floor, a 4' x 8' open porch would be placed.

On the north elevation, three sets of garage doors would be placed. Each garage door would have eight large glass panels framed in aluminum. There would be three standard skylights placed at the roof peak. The appendage would have a double door opening to the interior stairs.

The glass paneled garage doors and the aluminum frames were not submitted with the original application.

A lengthy discussion took place concerning the visibility of the north and east facades.

The west facade faces a tall stockade fence which would screen the view from the neighbor.

The aluminum framed windows would be viewable down the driveway and north across the neighbor's lawn. They do not appear visible when viewed further south along River Street.

Chair Bendis was not enamored of the aluminum glass window combinations and glass paneled doors. He questioned the modern look compatibility with the historic neighborhood.

The architect noted he is trying to mesh both the modern and the traditional.

Mr. Rossi stated that although he personally likes the concept, when viewed in the context of the Design Review Regulations, the compatibility with existing architecture becomes an issue.

The architect felt the modern architectural items were not very visible from the street. He suggested planting a hedge along the driveway to help screen the view.

After further discussion, both Mr. Rossi and Mr. Olson stated they could recommend approval if a hedge were planted to screen the east and north facades from public view.

Chair Bendis stated he would not recommend approval as the modern look of aluminum framed glass and glass paneled doors are not compatible with the neighboring traditional architecture.

Both Ms. Humpstone and Ms. Sevchenko via emails questioned the proposed triangle of windows as too modern for the structure. They have not seen the revised garage door renderings that were submitted at the meeting.

The Board recommended that the architect provide photographs of the potential sight lines and a proposed screening plan for next week's VDRB meeting.

B. V-3307-17 Mascoma Savings Bank

The application is for Design Review, Site Plan and Conditional Use Approval to demolish existing building and replace with 4060 sq. ft. building. The property is located at 429 Woodstock Road in the Commercial / Light Industrial / Design Review District.

Mr. Laurin, architect, presented the application. Numerous bank employees were present.

The Board reviewed photographs of the existing building and renderings of the proposed building.

Mr. Laurin gave a brief overall description of the project reviewing traffic impacts, site plans, landscaping plans, lighting plans and signage.

The former T.D. Bank building originally constructed in the 1970s would be removed and replaced with a totally new building. The building would be built essentially on the same footprint, but 4' closer to Route 4 and 10' longer. The current driveway in front of the building would be removed.

The same entrance and exits would be used. The exit would be marked for two access points to Route 4, east and west.

One drive-through teller window would be provided. Currently there are two drive-through teller windows. An external car accessible ATM would be placed on the southwest corner of the lot.

The young maple trees along the front would be maintained as is. The landscaping would be significantly enhanced to provide numerous flowers and other in seasonal plants. The proposed trees to be planted west of the current wood fence have been removed from the design. The slope was determined to be too steep to support the trees. The wood fence would be rebuilt as is.

A design change was made to go with brick siding versus the proposed clapboard siding. The dirt generated by traffic would have less of an impact on the brick than on the clapboard siding.

The first floor would have 1960 square feet and the second floor 999 square feet. Offices would be placed upstairs.

The building would be 22' tall on the single story portions and 32' tall on the two story portions.

An architectural shingle would be used on the roof to compliment the red brick. A water struck red brick would be used for the siding. All sills and lintels would be granite.

Seven 13' tall parking lights (10' post on 3' base) would be placed. Each post would have a 13" wide flat fixture with LED bulbs. A lighting plan was reviewed noting foot candle dispersement. The LED bulbs focus light directly down with little glare. The color index would be 3000 K, which is on the softer side (more yellow than blue).

The lights would be placed on a timer to stop at dawn and stop at any programmed time. A 6:00 pm turn-off was suggested as the offices close at 5:00 pm. The ATM has internal lights and does not require additional lighting.

Mr. Olson felt the existing lighting levels should be checked to verify that the proposed lighting does not create a hot spot when viewed from Route 4.

Granite curbing would be used, although the plans note asphalt curbing. It is currently asphalt curbing.

Mr. Rossi asked if the sign on the building is necessary as there is a free-standing sign on the road. The newer rendering with the brick siding did not have the sign drawn on it.

Mr. Laurin stated a sign is intended to be placed on the building similar to that noted in the original submittal. However, the logo would be removed so the top of the sign frame would be straight across.

Both signs would be illuminated via a LED strip of lights placed within the upper portion of the sign frame. The light would wash across the sign with no over flow.

After discussion, the Board recommended approval as presented, with a request for additional information on the existing ambient lighting levels.

C. V-3309-17 Alfonse Sorrentino

The application is for Design Review Approval to construct a dormer on the North elevation of the garage. The property is located at 13 River Street in the Residential Medium Density /Design Review District.

Mr. Sorrentino, architect, presented the application.

The Board reviewed the previously approved renderings of the garage and the proposed dormer. A permit (V-3300-17) to construct the home was granted earlier this year.

A shed dormer facing North is proposed for the garage. The owner requires more storage as there is no basement area.

In addition, the owner would like to remove the french doors on the South elevation and place french doors between two windows on the East elevation. The East elevation is currently approved for four 6 x 1 windows placed side by side.

Two sets each of 6 light rectangular windows would be placed high on the facade replacing the two french doors on the South elevation.

After discussion, the Board recommended approval of the request as a minor application due to the fact it is an amendment of a recently approved permit.

III. NEXT MEETING

The next meeting is scheduled for June 7, 2017.

V. ADJOURNMENT

The Board adjourned at 5:15 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner