

**DESIGN REVIEW BOARD  
DRAFT MINUTES  
September 6, 2017**

Members Present: Jeff Bendis, Don Olson, Jack Rossi, Beverly Humpstone, Nancy Sevchenko  
Members Absent: None  
Others Present: Lee Barnum, Ann Debevoise, Ben Nickerson, Ann Sargent, Chris Ambrose, Sam DiNatale, Robert Hager, Michael Brands

**I. CALL TO ORDER**

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

**II. PUBLIC HEARINGS**

**A. V-3337-17 Eva Douzinas**

The application is for Design Review Approval to demolish Nelson Cottage and return the site to lawn. The property is located at 39 Elm Street in Residential Low Density / Design Review District.

Ms. Barnum, representing contractors, Colby and Tobiason, presented the application.

The Board reviewed photographs of the existing structure.

The intent of the applicant is to remove the cottage and replace the area with a vegetative cover. The application had been approved two years ago, but expired a year after issuance due to lack of vestment.

The cottage was in very bad shape both structurally and mechanically when the original permit was granted. It is now much worse. It was estimated that it would cost \$200,000 to bring the home back into a liveable condition.

The home is located directly behind the parish house on Elm Street. It is not visible from Elm Street or any other public location. The home is also well screened with mature trees.

The site is very steep. The house is built into the hillside. The Board was concerned with existing mature trees.

The applicant agreed care would be taken in the demolition process to prevent damage to the mature trees on site.

The Town Planner read the demolition section referring to the fact that “the applicant shall, in good faith, submit a detailed plan for reuse of the vacated site”.

The “detailed plan” would be to add fill to the site to blend in with the existing topography, seed the site, and allow the vegetation to grow out.

A temporary fence directly south of the cottage would be placed through next spring to allow the grass and vegetation to reestablish. The fence would be an older wooden picket fence.

Abutter, Ms. Debevoise, asked why is housing being removed when housing is so needed in the Village.

Ms. Barnum noted that the home is beyond repair and needs to be removed.

After discussion, the Board recommended approval as presented.

**B. V-3338-17 David and Christine Ament**

The application is for Design Review Approval to change window and doors on barn and house. The property is located at 29 The Green in Residential Low Density / Design Review District.

Mr. Ambrose, contractor, and Ms. Sargent, architect, presented the application.

The Board reviewed photographs of existing and proposed windows.

The front of the structure was reviewed first. The owners wish to change the barn door, which is currently a typical slider barn door without windows.

A four panel door with a row of small windows above would be placed. The two middle doors would swing out. The two end doors would be fixed. The doors would have vertical panels that simulate the look of a barn/carriage door.

A door would replace a window in the east facing corner of the el and the barn.

The east elevation of the home is not visible to the general public.

On the rear of the barn which faces the river, four large double hung 2:2 Marvin windows would be placed. They replace four very small fixed single pane windows.

A small fixed 6-pane window would be placed on the west elevation of the barn on the second floor. The interior is a stairway and the window would add natural light within.

The architect noted that the window choice was made to simplify the facade. The current facade has numerous windows with varied pane sizes. Two over two windows were

selected as less busy than the existing windows.

The entire house has many mixed different window configurations.

It was noted that the north elevation is very visible from River Street.

After discussion, the Board agreed unanimously to recommend approval of the application as presented.

**C. V-3339-17 Mark Libby**

The application is for Design Review Approval to replace main roof and rear ell roof with standing seam metal roofing. The property is located at 52 Pleasant Street in Light Commercial / Design Review District.

Architect, Ben Nickerson, presented the application.

The Board reviewed photographs of the building and the proposed roofing material.

The roof is old and in need of immediate repair.

There are three different styles of roof on the home; tin shingles on the front, asphalt on the rear and standing steam on the side.

The owner wishes to place metal standing seam on all roof surfaces. The color would be an aged copper. Metal standing seam roofs are prominent in the Village.

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

**D. V-3340-17 DAL, LLC / Sam DiNatale**

The application is for Design Review and Site Plan Approval to increase fence height from 4' to 6' to screen dumpsters . The property is located at 28 Central Street in Central Commercial / Design Review District.

There was no one present to submit the application. The hearing was continued to the next meeting.

**E. V-3341-17 Robert & Honore Hager**

The application is for Design Review Approval to construct stone wall at rear of house. The property is located at 22 The Green in Residential Medium Density / Design Review District.

Mr. Hager presented the application.

The owner wishes to place a stone patio on the rear of the building. The patio would be flat blue stone placed flush with ground level. The patio does not require a permit.

However, the owner wishes to place a 21" high seating wall along the sides of the patio which does require a permit as it is above ground level.

The stone wall would be capped by "teco" block a concrete based material that resembles blue stone. The "teco" block wears better than blue stone.

The patio and stone walls would not be seen from a public location as they are placed directly at the rear of the home.

After discussion, the Board approved the request as a minor application to be issued via an administrative permit.

### **III. OTHER BUSINESS**

#### **A. Joanna Garbisch**

Mr. Sigl, architect, sent the Town Planner a new rendering of a proposed garage door for her Mountain Avenue house. The approved version had four vertical panels below the glass transom. The custom builder of the door felt a three panel door had better proportions and is more compatible with the proposed use. After review, the Design Review Board agreed and recommended approval as a minor application via an administrative permit.

### **VI. NEXT MEETING**

The next meeting is scheduled for September 20, 2017.

### **V. ADJOURNMENT**

The Board adjourned at 4:55 pm.

Respectfully submitted,

Michael Brands, AICP  
Town/Village Planner