

**DESIGN REVIEW BOARD
DRAFT MINUTES
March 2, 2016**

Members Present: Don Olson, Nancy Sevchenko, Jack Rossi, Beverly Humpstone
Members Absent: Jeff Bendis
Others Present: Mario Maura, Les Berge, Darren McCullough, Michael Brands

I. CALL TO ORDER:

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

II. PUBLIC HEARINGS:

A. V-3217-16 Dixie Center LLLP

The application is for Design Review Approval to renovate station house building. The property is located at Pleasant Street and is zoned Commercial / Light Industrial / Design Review.

Mr. Maura, representing the applicant, presented the application.

The Board reviewed numerous photographs and renderings.

The owner wishes to restore the old rail road depot building to its original look. An early photograph of the building taken in the 1900's was shown as the proposed look.

A previous owner had placed vinyl siding on the building. The siding would be removed to reveal the original wood clapboards which appear to be in good shape. Additional boards would be added were necessary.

The lower portion of the exterior wall is sided with the original wood wainscoting. This would be restored and replaced as necessary.

A big part of the look is the five foot eave extension of the original building. These would be replaced as were, duplicating the originals. The support brackets noted in the photograph would also be replaced as were.

A chimney, not original to the building, would be removed.

The roof was originally finished with cedar shakes. The owner proposes an architectural shingle which emulates the look of cedar shakes. The color would be a darker hue, either Georgetown Gray, Pewter Wood, or Granite Gray noted in the Landmark cut-sheet.

The original tower placed on the rear of the roof would be restored. It had been removed when the eaves were cut off.

Energy efficient windows replicating the look of the original 9 over 2 configuration would be placed.

Four exterior doors would be replaced with energy efficient solid doors with six panels on the first floor. The rear second story apartment door would have a glass upper half.

Access to the second story two bedroom apartment would be via a proposed wooden stair case placed on the rear of the building. A 12' 7" x 5' second floor balcony would be placed within the footprint of the tower.

The floor to the apartment would be lowered to create more ceiling height. The first floor has a current ceiling height of 10'.

On the west side of the rear elevation, three steps and a platform would be placed to access the service door.

On the east side of the rear elevation, four steps and a platform would be placed to access this side of the building. The basement would be accessed from interior stairs.

On the east elevation towards the front of the building two vents would be placed, a lower one for the furnace and an upper fan vent for a rest room.

In addition an exterior ground mounted AC/ heat pump is proposed. There were no cut sheets or dimensional details on this.

Mr. Olson questioned the lack of an approved site plan.

Mr. Maura noted the owner's immediate intent is for the building renovation. Site plan and conditional use reviews would be done at a later date. He noted the foot print does not change.

Mr. Berge stated the rail road stopped running in 1933 and felt the building was originally built in the late 1800's or early 1900's, at the turn of the century.

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

B. V-3218-16 Martin Copenhaver

The application is for Design Review Approval to place stonework on rear elevation of property and to install lights and decorative railing. The property is located at 19 The Green and is Residential Low Density / Design Review.

Mr. McCullough presented the application.

The Board reviewed numerous photographs and a site plan showing proposed work.

The owner wishes to finish the rear of his building which went through a significant renovation just a few years ago.

The lower portion of the rear tower would have a stone veneer applied on the cement foundation. Five foot wide stone treads would be placed at the tower's east and west openings to serve as steps. A black wrought iron railing would be placed to secure the center opening.

A set of stone stairs would be placed into the bank to access the lower riverside area.

Three path lights are proposed along the stone stairs. The bulb would be 40 watts or less. The brass fixture is cone shaped to shield the bulb and stands 24" tall.

The dry laid stone wall to the west would be rebuilt and raised two feet higher.

A stone patio would be placed in the lower area. The rear yard is extremely narrow.

Stone work would be done off site and brought to site for assembling.

Excavation would be kept to a minimum, 8" to 10" deep with stone dust and a drain pipe.

The intent is to minimize the excavation to reduce disturbance. This is a tight site with no access for machinery.

After discussion, the Board agreed to recommend approval of the application as discussed above.

III. OTHER BUSINESS:

A. Dixie Center Streetscape Discussion

Mr. Olson asked the Board to think about the streetscape along the Dixie Center property. The unapproved site plan does show 13 parking spaces facing Pleasant Street. The spaces appear to be located fairly close to the street directly behind an existing split rail fence.

The Town Planner noted the number of parking spaces on the site plan appear to be more than that required for the proposed uses. The uses have not yet been reviewed by the VDRB, therefore the number of parking spaces needed for each use is not yet determined.

For commercial or industrial uses, Section 506 requires a buffer strip of 20' along a Class I highway, Route 4. Section 309 Commercial / Light Industrial requires a conditional use review for parking. Section 517 Off-street Parking states the number of parking spaces required for each type of use.

The Board agreed that the applicant should start thinking about the parking needs and placement of landscaping before solidifying the type of uses. The east end is a very important point of entrance to the village. Appropriate landscaping with attention to the streetscape should be part of the review process.

B. Missing Fences

The Town Planner was asked to look into two areas where fencing has been removed, the Falvey property on Elm Street and the Crystal and Bark property on Pleasant Street. The Town Planner noted he has a series of photographs taken in 2009 of all properties located within the Design Review District.

IV. NEXT MEETING:

The next meeting is scheduled for March 16, 2016. The Town Planner will not be present.

V. ADJOURNMENT:

The Board adjourned at 5:00 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner