

**DESIGN REVIEW BOARD
DRAFT MINUTES
February 17, 2016**

Members Present: Jeff Bendis, Don Olson,
Members Absent: Nancy Sevckenko, Jack Rossi, Beverly Humpstone
Others Present: Derek MacDonald, Michael Brands

I. CALL TO ORDER:

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

II. PUBLIC HEARINGS:

A. V-3213-16 Derek & Julia MacDonald

The application is for Design Review Approval to remove ell, build mudroom and 2 porches, install windows on rear of both east and west elevations. The property is located at 22 The Green and is zoned Residential Medium Density / Design Review.

Mr. MacDonald presented the application.

The Board reviewed numerous photographs and renderings.

The ell on the back of the home is in very bad condition and is currently used for storage only.

The owner wishes to remove the entire ell. This would be replaced with a single story 10' x 16' mudroom centered on the rear flanked by two 10' x 16' covered porches.

The west porch would have a french door facing south with a 6 over 6 window to the west side. A small six pane fixed window would be placed high on the west facing wall which would be clapboarded.

The east porch would have a door entering from the mudroom facing east. A series of three 6 over 6 windows placed side by side would face south.

The centered mudroom would have two smaller 6 over 6 windows placed side by side with a clapboard finish.

The standing seam roof (matching existing roof) would run the full length (48') of the rear, placed just inside the corner boards. The porch roofs would be supported by four boxed 4" x 4" posts. All architectural details would match existing.

On the second story, the four existing 6 over 6 windows would remain. The space between would be

clapboarded to match existing.

On the east elevation of the main building, windows would be changed to accommodate a kitchen at the rear. A set of three 6 over 6 windows placed side by side would be mounted above the existing bulkhead. A fourth 6 over 6 window just north of this would be placed. All four windows would be shorter in length than the existing windows on the second floor. The northernmost window is currently too large and would be replaced by a 6 over 6 unit that would match the upper windows.

In removing the ell, a propane tank would be relocated. The owner proposed a smaller tank that could be placed on the southwest corner of the porch near the electric box.

A dish antennae is also placed on the roof of the ell. The owner stated he would convert to cable reception and would not replace the antennae.

Earlier photographs from 2009, show the windows had shutters and a picket fence had been placed along the sidewalk.

The owner prefers not to replace the shutters but would do so should the Board recommend. The fence would be replaced along the sidewalk and along the sides of the home. The proposed fence would match that of the neighbor's picket fence to the east.

The Board recommended replacing shutters on all windows on the north, east and west facades. The rear facade is not visible to the passing public. The double window directly above the front door and the three side by side units on the east facade would not be required to have shutters as they are considered too wide to accommodate shutters.

The owner noted the front door would be changed under a future application.

After discussion, the Board agreed to approve the application as discussed above.

III. OTHER BUSINESS:

The Homestead Inc. at 73 River Street would like to place two dish antennae on the main entrance of the west elevation. The Board reviewed photographs of two existing dish antennae currently placed on a rear building. The matching two foot in diameter dish antennae would be placed behind a stoop roof. This location significantly reduces their visibility from the street. After discussion, the Board recommended the request be considered a minor application which may be issued as an administrative permit.

IV. NEXT MEETING:

The next meeting is scheduled for March 2, 2016. Mr. Bendis will not be present.

V. ADJOURNMENT:

The Board adjourned at 4:40 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner