

**TOWN DEVELOPMENT REVIEW BOARD
MINUTES
May 24, 2016**

MEMBERS PRESENT: Don Bourdon, Kim French, Frederick Hunt
MEMBERS ABSENT: Ingrid Moulton Nichols, Charles Wilson
OTHERS PRESENT: William Pidlipchak, Nelson Bebo, Jason Cole, Luke Underwood, Jody Loring, Phil Swanson, Michael Brands

I. CALL TO ORDER:

Chair Bourdon called the meeting to order at 7:30 p.m.

II. APPROVAL OF MINUTES:

The minutes of the February 23, 2016 meeting were approved as submitted.

III. PUBLIC HEARINGS:

A. Old Business:

1. T-4565-15 Pidlipchak

Application is for Conditional Use Approval to reinstate Subdivision Permit T-4349-12 and to excavate within the Conservation Overlay District (wetland buffer). The property is located on 148 Iver Johnston Road and is zoned Residential Five Acres / Wetland Overlay.

Mr. Pidlipchak came in to give a brief update on his application.

The engineer has drawn the as-built site plan with the correct (existing) topo lines.

An issue is the lack of the State wastewater permit for the proposed new home. A new septic system (mound) would be placed just north of current home. The engineer has not finished the design work. A lot line adjustment would be done to add the portion of the east lot containing the proposed septic system to the west lot.

The TDRB noted that once the State's Wastewater permit is issued the hearing can proceed.

2. T-4623-15 Paul & Jan Maggi

Application is for Conditional Use and Wetland Review approval to replace existing 1771 sq. ft. garage with 3400 sq. ft. garage and to change the driveway within Conservation Overlay Zone. The

property is located at 938 South Road and is zoned Residential Five Acre / Wetland. Mr. Maggi called and asked to continue the hearing to the June 28, 2016 meeting.

3. T-4646-16 Lyman Shove/ Michael Dunne

Application is for reconsideration of application T-4612-15 to continue operation of wood shop and to add office to second floor. The property is located at 4979 South Road and is zoned Residential Low Density.

Applicant withdrew application.

B. New Business:

1. T-4655-16 Jody Loring

Application is for Design Review approval to construct a 2002 sq. ft. garage which includes 872 sq. ft. in living space. The property is located at 4398 Church Hill Road and is zoned Residential Low Density / Design Review.

Ms. Loring presented the application.

The TDRB reviewed numerous renderings of the proposed structure.

The applicant originally received a permit to renovate a structure on the same site in 2011. The work did not start and in 2013 a permit was granted to remove the older structure.

The proposed renderings are the essentially the same as that approved in 2011.

The garage would be located further back on the property to make the driveway access work better. The owner would be able to turn around in front of the garage without having to back out into the road.

A 26' x 36' two car garage is proposed on the first floor. A 14' x 14' patio with an overhead trellis would be centered on the rear elevation. The south side would have a 6' tall stockade privacy fence.

A one bedroom and bath living unit is proposed on the second floor. There would be no kitchen, therefore, this is not an apartment.

The front would have two foldable garage doors that resemble carriage styled doors. On the second floor would be two 4 over 1, 30" x 52" Andersons 400 Series windows with a small 4-pane window placed on a diagonal in the peak. The upper facade would have a cedar shake shingle siding.

The first floor rear elevation would have a centered 4 light door with a 4 over 1 window on the north side.

The second floor rear elevation would have two 4 over 1 windows with a small 4-pane window placed on a diagonal in the peak.

Windows on the first floor would be 4 over 1, 30" x 52" Anderson 400 Series.

Red cedar clapboards would be used for siding except for the second floor of the rear and front elevations which would have cedar shake shingle siding.

A shed dormer with two 4 over 1 windows would be placed on the north elevation.

A shed dormer with three smaller 4-pane windows would be placed on the south elevation.

The roof would be architectural asphalt shingles to hold the snow. The house has a standing seam roof.

The South Woodstock Design Review Board recommendation to approve as presented was read.

Testimony was voted closed.

2. T-4656-16 Woodstock Resort Corp. / Village of Woodstock

Application is for Conditional Use Approval to subdivide parcel 04.03.26. (72.78 acres) into two lots of 2.06 acres and 70.72 acres. The property is located on Woodstock Road and is zoned Community.

Mr. Swanson, Town Manager, presented the application.

The TDRB reviewed the survey of the proposed lot.

A permit had been issued on July 3, 2014 for the exact same request. A mylar of the survey is required to be filed in the Town Clerk's office within 12 months of issuance. This was not accomplished, therefore the permit did not vest.

The land is zoned Community with a two-acre minimum lot size.

Access would be from Maxham Meadow Way. An easement would be granted from the Woodstock Resort Corporation to allow access to the west side of the lot.

There would be no State wastewater permit requested as the proposed use would not require such.

Testimony was voted closed.

3. T-4657-16 KVI Holding, LLC

Application is for Design Review approval to replace roofs with metal standing seam roof. The property is located at 4778 South Road and is zoned Inn / Design Review.

Mr. Underwood, manager, presented the application.

The TDRB reviewed photographs of the rear building on which the roof is to be changed.

The front roof is old cedar shakes. The shakes are in a deteriorating condition and need to be repaired.

The rear of the roof is an old metal roof.

The entire roof would be replaced with a brown standing seam roof.

A permit had been granted in 2002 for the same work but was never acted on.

The South Woodstock Design Review Board recommendation to approve as presented was read.

Testimony was voted closed.

IV. OTHER BUSINESS:

A. Zoning Officer's Report

V. DELIBERATIONS:

A. T-4578-15 Pidlipchak Continued

B. T-4623-15 Paul & Jan Maggi Continued

C. T-4646-16 Lyman Shove/ Michael Dunne Withdrawn

D. T-4655-16 Jody Loring

After discussion, the following findings of fact were established:

1. The TDRB reviewed numerous renderings of the proposed structure.
2. The applicant originally received a permit to renovate a structure on the same site in 2011. The work did not start and in 2013 a permit was granted to remove the older structure.
3. The garage would be located further back on the property to make the driveway access work better. The owner would be able to turn around in front of the garage without having to back out into the road.
4. A 26' x 36' two car garage is proposed on the first floor. A 14' x 14' patio with an overhead trellis would be centered on the rear elevation. The south side would have a 6' tall stockade privacy fence.
5. A one bedroom and bath living unit is proposed on the second floor. There would be no kitchen, therefore this is not an apartment.
6. The front would have two foldable garage doors that resemble carriage styled doors. On the

- second floor would be two 4 over 1, 30" x 52" Anderson 400 Series windows and with a small 4-pane window placed on a diagonal in the peak. The upper facade would have a cedar shake shingle siding.
7. The first floor rear elevation would have a centered four light door with a 4 over 1 window on the north side.
 8. The second floor rear elevation would have two 4 over 1 windows with a small 4-pane window placed on a diagonal in the peak.
 9. Windows on the first floor would be 4 over 1, 30" x 52" Anderson 400 Series.
 10. Red cedar clapboards would be used for siding except for the second floor of the rear and front elevations which would have cedar shake shingle siding.
 11. A shed dormer with two 4 over 1 windows would be placed on the north elevation.
 12. A shed dormer with three smaller 4-pane windows would be placed on the south elevation.
 13. The roof would have architectural asphalt shingles as they hold snow better. The house has a standing seam roof.
 14. The South Woodstock Design Review Board recommendation to approve as presented was read.

After further discussion, Mr. Hunt moved with a second by Ms. French to approve the application as presented.

The motion passed with a 3-0 vote.

E. T-4656-16 Woodstock Resort Corp. / Village of Woodstock

After discussion, the following findings of fact were established:

1. The TDRB reviewed the survey of the proposed lot.
2. A permit had been issued on July 3, 2014 for the exact same request. A mylar of the survey is required to be filed in the Town Clerk's office within 12 months of issuance. This was not accomplished, therefore the permit did not vest.
3. The land is zoned Community with a two acre minimum lot size.
4. Access would be from Maxham Meadow Way. An easement would be granted from the Woodstock Resort Corporation to allow access to the west side of the lot.
5. There would be no State waste water permit requested as the proposed use would not require such.
6. The TDRB agreed the request complies with the criteria listed in Section 714 Subdivision.

After further discussion, Mr. Hunt moved with a second by Ms. French to approve the application as presented.

The motion passed with a 3-0 vote.

F. T-4657-16 KVI Holding, LLC

After discussion, the following findings of fact were established:

1. The TDRB reviewed photographs of the rear building on which the roof is to be changed.
2. The front roof is old cedar shakes. The shakes are in a deteriorating condition and need to be repaired.

3. The rear of the roof is an old metal roof.
4. The entire roof would be replaced with a brown standing seam roof.
5. A permit had been granted in 2002 for the same work but was never acted on.
6. The South Woodstock Design Review Board recommendation to approve as presented was read.

After further discussion, Mr. Hunt moved with a second by Ms. French to approve the application as presented.

The motion passed with a 3-0 vote.

VI. NEXT MEETING:

The next TDRB meeting is scheduled for June 28, 2016.

VII. ADJOURNMENT:

The TDRB adjourned at 8:20 pm.

Respectfully submitted,

Michael E. Brands, AICP
Town Planner