

**VILLAGE DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
March 9, 2016**

PRESENT: Jim Mills, Randy Mayhew, Keri Cole, Benjamin Pauly
ABSENT: Jane Soule
ALSO PRESENT: Marni Rieger, Sally Garmon, Mario Maura, Les Berge, Darren McCullough, Michael Brands

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m.

II. PUBLIC HEARINGS

A. Old Business **None**

B. New Business

1. V-3214-16 **Marni Rieger**

The application is for Conditional Use / Short Term Rental Approval to use two apartments for Short Term Rentals. The property is located at 4 College Hill and is zoned Residential Medium Density / Design Review.

Ms. Rieger presented the application.

The VDRB reviewed photographs, site plan and a floorplan.

The applicant has a home with three apartments, one of which is owner occupied. She intends to rent out the other two units. Her preference is for long term rentals, but she wants the option of Short Term Rentals as well.

The home was renovated during the past year. The State Fire Marshall has inspected the home. One remaining plumbing issue will be resolved on March 11. This should bring the building into compliance with the State.

The VDRB noted this is the first time two units on the same property have been proposed for Short Term Rental. After discussion, the agreed the regulations allow rentals up to six times a year per property, not six times a year per apartment.

The applicant stated that she has read and understands the rules pertaining to Short Term

Rentals.

Able Waste will handle the trash disposal. There would be no parties on site, she also lives there with young children.

There is plenty of parking for more than six cars. Two parking spaces are required per unit.

Ms. Garmon, an abutter was concerned with number of apartments and that the drive way entrance is difficult as it is very steep as it enters College Hill. The renters should be cautioned about the driveway.

The VDRB reviewed Section 522 Short Term Rentals and Section 710 Conditional Use with the applicant.

Testimony was voted close.

2. 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.

3. 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, contractor, presented the application.

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

The owner wishes to finish the rear of his building. A few years ago, a major renovation took place.

The lower portion of the rear tower would have a stone veneer applied to 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 approximately 14' long would be placed into the bank to access the lower riverside area. The stones would be 3.5' wide for safety.

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 east would be rebuilt and raised to a two foot height.

A stone patio would be placed in the lower area. The patio would be composed of large flag stone with spacing between stones to help increase the percolation rate. Grass would be planted between the stone. The stone patio area would measure less than 150 square feet.

An 8' - 9' tall wall forms the river bank and is the delineation point for the floodway and floodplain. The entire back yard is a lawn area bordered by stone walls, measuring 41' wide and 100' long.

The Town Planner noted the riparian buffer is measured from the top of the river bank. On this specific property, the 100' buffer includes the entire property and even extends over the on-street parking spaces in front of the home.

The VDRB noted that it appears the proposed stone work would be under the 5% disturbance allowed in a riparian buffer. Proposed coverage of lawn area would be less than 200 square feet. A suggestion was made to grant conditional approval of the riparian issue, based on future approval by the Conservation Commission which meets April 20, 2016.

The Design Review recommendation to approve as submitted was read by the VDRB.

Testimony was voted close.

III. OTHER BUSINESS

A. Administrative Officer's Report

The report was issued and discussed.

IV. DELIBERATIONS

A. V-3214-16 Marni Rieger V-3213-16

After discussion the following findings of fact were established:

1. The VDRB reviewed photographs, site plan and a floorplan.
2. The applicant has a home with three apartments, one of which is owner occupied. She intends to rent out the other two units. Her preference is for long term rentals, but she wants the option of Short Term Rentals as well.
3. The home was renovated during the past year. The State Fire Marshall has inspected

the home. One remaining plumbing issue will be resolved on March 11. This should bring the building into compliance with the State.

4. The VDRB noted this is the first time two units on the same property have been proposed for Short Term Rental. After discussion, they agreed the regulations allow rentals up to six times a year per property, not six times a year per apartment.
5. The applicant stated that she has read and understands the rules pertaining to Short Term Rentals.
6. Able Waste will handle the trash disposal. There would be no parties on site, she also lives there with young children.
7. There is plenty of parking for more than six cars. Two parking spaces are required per unit.
8. The VDRB reviewed Section 522 Short Term Rentals and Section 710 Conditional Use with the applicant.

After additional discussion, Mr. Pauly moved with a second by Ms. Soule to approve the application as presented.

The motion passed with a 3-0 vote.

B. V-3217-16 Dixie Center LLLP

After discussion the following findings of fact were established:

1.

After additional discussion, Mr. Mayhew moved with a second by Ms. Cole to approve the application as presented.

The motion passed with a 3-0 vote.

Continued

C. V-3218-16 Martin Copenhaver

After discussion the following findings of fact were established:

1. The VDRB reviewed numerous photographs and a site plan showing the proposed work.
2. The lower portion of the rear tower would have a stone veneer applied to 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.
3. A set of stone stairs approximately 14' long would be placed into the bank to access the lower riverside area. The stones would be 3.5' wide for safety.
4. 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.
5. The dry laid stone wall to the east would be rebuilt and raised to a two foot height.
6. A stone patio would be placed in the lower area. The patio would be composed of large flag stone with spacing between stones to help increase the percolation rate. Grass would be planted between the stone. The stone patio area would measure less than 150 square feet.
7. An 8' - 9' tall wall forms the river bank and is the delineation point for the floodway and floodplain. The entire back yard is a lawn area bordered by stone walls, measuring 41' wide and 100' long.
8. The Town Planner noted the riparian buffer is measured from the top of the river

bank. On this specific property, the 100' buffer includes the entire property and even extends over the on-street parking spaces in front of the home.

9. The VDRB noted that it appears the proposed stone work would be under the 5% disturbance allowed in a riparian buffer. Proposed impervious coverage of lawn area would be less than 200 square feet. A suggestion was made to grant conditional approval of the riparian issue, based on future approval by the Conservation Commission.
10. The Design Review recommendation to approve as submitted was read by the VDRB.

After additional discussion, Mr. Pauly moved with a second by Ms. Soule to approve the application with the following condition:

- 1. Proposed work within the riparian buffer is approved pending Conservation Commission approval.**

The motion passed with a 3-0 vote.

V. APPROVAL OF MINUTES

The February 24, 2016 minutes were approved as submitted.

VI. ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Michael E. Brands, AICP
Town/Village Planner