

**VILLAGE DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
June 8, 2016**

PRESENT: Jim Mills, Randy Mayhew, Keri Cole*
ABSENT: Jane Soule, Benjamin Pauly
ALSO PRESENT: Peter Brock, Diane Dugan, Chris Ambrose, Michael Brands
(* via telephone)

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-3233-16 Blue Horse Inn

The application is for Design Review Approval to place a metal chimney on West elevation of Inn. The property is located at 3 Church Street and is zoned Inn / Design Review.

The Design Review Board hearing was continued to the June 15, 2016 meeting.

2. V-3240-16 Peter & Jennifer Brock

The application is for Design Review Approval to install a wheelchair lift on west elevation of existing house. The property is located at 20 The Green and is zoned Residential Medium Density / Design Review.

Mr. Brock presented the application.

The VDRB reviewed photographs of the existing facade and the proposed lift.

Mrs. Brock requires a ramp or a lift to enter her home as the first floor of the home is three feet above the ground level.

The lift was installed last week. A photograph of the installed lift was shown to the VDRB.

Mr. Brock felt a ramp would be too intrusive and is requesting a lift instead.

The proposed lift has a 5' square platform. It would be attached to the exterior wall of the home.

The proposed location is just south of the rear entrance on the west elevation. It would be placed behind a set of stairs which helps conceal the unit.

The lift is located more than a 100' from the street and is not highly visible to the passing public.

In the lowest position, the lift is much less visible. When not in use, the lift would return to the lower position.

The lift is built of black metal with an electric motor. A white back plate would be placed against the house.

A cement platform was placed below the lift for support. The lift could be removed once no longer needed.

A guard rail would be attached. The rail would match the existing handrail on the steps.

The VDRB discussed the Design Review Board's split recommendation concerning the color of the ramp. Mr. Bendis recommended the lift be painted white to match the clapboards. Ms. Sevchenko recommended the lift not be painted as black is a good generic color and blends in well with the surroundings.

After discussion, the VDRB agreed the lift should be left its original color black. Black blends in well and the lift is not visible unless one is looking for it.

Testimony was voted close.

3. V-3241-16 Paul Amato & Patricia Kristen

The application is for Design Review Approval to replace upper windows with egress windows. The property is located at 43 South Street and is zoned Residential High Density / Design Review.

After discussion, the Board recommended approval as a minor application via an administrative permit.

4. V-3242-16 Diane & Kevin Dugan

The application is for Design Review Approval to construct a 260 sq. ft. pergola over the existing fieldstone terrace. The property is located at 37 Elm Street and is zoned Residential Low Density / Design Review.

Ms. Dugan and Mr. Ambrose, contractor, presented the application.

The VDRB reviewed a site plan and rendering of the proposed pergola .

A pergola would be placed over an existing stone terrace 10' south of the home. The pergola would have lattice privacy screens on the west and south sides to screen views from the street.

Both the stone terrace and the pergola measure 13' wide along Elm Street and 21' long on the south side. Each pier would have cement foundations.

The pergola would be built of cedar wood and painted white. The VDRB reviewed a photograph of a similar pergola. The top of the structure would be 9' 10" above the stone terrace.

The privacy panels would be built of cedar wood with a square lattice. The west side lattice panels would measure 6' tall x 4' 3" wide. The center panel would have a 1' x 4' opening cut out at the top.

There would be only one 4' 3" x 6' panel on the west side of the south elevation.

During the Design Review Board's hearing it was suggested that the applicant plant vines along the Elm Street side of the structure to soften the look. The vines would also make the panel appear to be older and to be part of the landscape.

The applicant agreed to plant vines along the west side of the structure.

The VDRB read the Design Review Board's recommendation to approve as presented.

Testimony was voted close.

5. V-3244-16 Woodstock Recreation Center

The application is for Design Review Approval to enclose dumpsters. The property is located at 54 River Street and is zoned Residential Medium Density / Design Review.

After discussion, the Board recommended approval as a minor application via an administrative permit.

III. OTHER BUSINESS

A. Administrative Officer's Report

The report was issued and discussed.

IV. DELIBERATIONS

A. V-3233-16 Blue Horse Inn Continued

B. V-3240-16 Peter & Jennifer Brock

After discussion the following findings of fact were established:

1. The VDRB reviewed photographs of the existing facade and the proposed lift.
2. Mrs. Brock requires a ramp or a lift to enter her home as the first floor of the home is 3' above the ground level.
3. The lift was installed last week, a photograph of the installed lift was shown to the VDRB.
4. The applicant felt a ramp would be too intrusive and is requesting a lift instead.
5. The proposed lift has a 5' square platform. It would be attached to the exterior wall of the home.
6. The proposed location is just south of the rear entrance on the west elevation. It would be placed behind a set of stairs which helps conceal the unit.
7. The lift is located more than a 100' from the street and is not highly visible to the passing public.
8. In the lowest position, the lift is much less visible. When not in use, the lift would return to the lower position.
9. The lift is built of black metal with an electric motor. A white back plate would be placed against the house.
10. A cement platform was placed below the lift for support. The lift could be removed once no longer needed.
11. A guard rail would be attached. The rail would match the existing handrail on the steps.
12. The VDRB discussed the Design Review Board's split recommendation concerning the color of the ramp. Mr. Bendis recommended the lift be painted white to match the clapboards. Ms. Sevchenko recommended the lift not be painted, black is a good generic color and blends in well with the surroundings.
13. After discussion, the VDRB agreed the lift should be left its original color black. Black blends in well and the lift is not visible unless one is looking for it.

After additional discussion, Ms. Cole moved with a second by Mr. Mayhew to approve the application as presented. The motion passed with a 3-0 vote.

C. V-3241-16 Paul Amato & Patricia Kristen Administrative Permit

D. V-3242-16 Diane & Kevin Dugan

After discussion the following findings of fact were established:

1. The VDRB reviewed a site plan and rendering of the proposed pergola.
2. A pergola would be placed over an existing stone terrace 10' south of the home. The pergola would have lattice privacy screens on the west and south sides to screen views from the street.

3. Both the stone terrace and the pergola measure 13' wide along Elm Street and 21' long on the south side. Each pier would have cement foundations.
4. The pergola would be built of cedar wood and painted white. The VDRB reviewed a photograph of a similar pergola. The top of the structure would be 9' 10" above the stone terrace.
5. The privacy panels would be built of cedar wood with a square lattice. The west side lattice panels would measure 6' tall x 4' 3" wide. The center panel would have a 1' x 4' opening cut out at the top.
6. There would be only one 4' 3" x 6' panel on the west side of the south elevation.
7. During the Design Review Board's hearing planting vines along the Elm Street side of the structure to soften the look was suggested. The vines would also make the panel appear to be older and to be part of the landscape.
8. The applicant agreed to plant vines along the west side of the structure.
9. The VDRB read the Design Review Board's recommendation to approve as presented.

After additional discussion, Ms. Cole moved with a second by Mr. Mayhew to approve the application as presented. The motion passed with a 3-0 vote.

E. V-3244-16 Woodstock Recreation Center Administrative Permit

V. APPROVAL OF MINUTES

The May 25, 2016 minutes were approved as submitted.

VI. ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Michael E. Brands, AICP
Town/Village Planner