

**VILLAGE DEVELOPMENT REVIEW BOARD  
DRAFT MINUTES  
May 10, 2017**

**MEMBERS PRESENT:** Jane Soule, Randy Mayhew, Keri Cole, Wendy Spector  
**MEMBERS ABSENT:** One Vacancy  
**OTHERS PRESENT:** Charles Clement, Michael Brands

**I. CALL TO ORDER:**

Vice-Chair, Jane Soule called the meeting to order at 7:30 p.m.

**II. PUBLIC HEARINGS:**

**A. New Business:**

**1. V-3303-17 DEW Ottawaquechee, LLC**

The application is a Design Review Approval to install a 9' x 11' tile mural on front facade of Ottawaquechee Health Center. The property is located at 32 B Pleasant Street in the Community /Design Review District.

Mr. Clement, representing the Mt. Ascutney Hospital, presented the application.

The VDRB reviewed numerous photographs of the building and the proposed tile work.

The Ottawaquechee Health Center (OHC), which rents from DEW Ottawaquechee, LLC, wishes to place an 11' x 9' ceramic tile mural on the south elevation of the building. Mt. Ascutney Hospital operates the OHC.

Mr. Clement showed the VDRB examples of the ceramic tile to be used. The tiles measure +/- 6" x 6" and +/- 1/4" thick. Each tile is fairly heavy.

The mural would have a two tile wide frame around a main tree design. The tiles used for the frame would be beige in color and less glossy than those used for the main design.

A drawing of the design, a tree motif, was shown to the VDRB. They also viewed various murals the artist has completed with a similar tree design.

Vegetation would be added to the front of the building below the mural.

The mural would be viewed directly down the driveway from Pleasant Street.

The Design Review Board suggested that the stones be removed from the planned landscaping as they would detract from the mural. The applicant agreed with the recommendation.

The applicant noted that the mural would be illuminated. The lighting will be designed after the mural is completed to assess the best method of illumination.

The Town Planner stated that a large OHC sign is currently placed in the location of the mural. The sign will be removed. A relocation of the sign would require an administrative permit.

The VDRB noted that the rear brick building is a somewhat modern structure. It was built in 1973. It has a flat roof and appears to be a single story structure when viewed from the street. Therefore, the proposed tile mural was determined to be more compatible on this building than it would be on a more historic structure.

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

Testimony was voted close.

**2. V-3304-17 Woodstock Resort Corporation**

The application is a Design Review Approval to place a split rail fence. The property is located at 1 River Street in the Residential Three Acre/Design Review District.

The application was approved as a minor application as the request amends a prior permit.

**III. OTHER BUSINESS**

**A. Zoning Officer's Report**

The report was granted. The current VDRB vacancy was discussed.

**IV. DELIBERATIONS:**

**A. V-3303-17 DEW Ottauquechee, LLC**

**After discussion, the following findings of fact were established:**

1. The VDRB reviewed numerous photographs of the building and the proposed tile work.
2. The Ottauquechee Health Center (OHC), which rents from DEW Ottauquechee, LLC, wishes to place an 11' x 9' ceramic tile mural on the south elevation of the building. Mt. Ascutney Hospital operates the OHC.
3. The VDRB viewed examples of the ceramic tile to be used. The tiles measure +/- 6" x 6" and +/- 1/4" thick. Each tile is fairly heavy.

4. The mural would have a two tile wide frame around a main tree design. The tiles used for the frame would be beige in color and less glossy than those used for the main design.
5. A drawing of the design, a tree motif, was shown to the VDRB. They also viewed various murals the artist has completed with a similar tree design.
6. Vegetation would be added directly in front of the building below the mural. The mural would be viewed directly down the driveway from Pleasant Street.
7. The Design Review Board suggested that the stones be removed from the planned landscaping as they would detract from the mural. The applicant agreed with the recommendation.
8. The applicant noted that the mural would be illuminated. The lighting will be designed after the mural is completed to assess the best method of illumination.
9. The VDRB noted the rear brick building is a somewhat modern structure. It was built in 1973. It has a flat roof and appears to be a single story structure when viewed from the street. Therefore, the proposed tile mural was determined to be more compatible on this building than it would be on a more historic structure.
10. The Design Review Board's recommendation to approve as presented was read.

**After further discussion, Ms. Cole moved with a second by Ms. Spector to approve the application with the following condition:**

1. **The applicant shall have the option of placing stones in the proposed landscaping.**

**The motion was approved with a 4-0 vote.**

**V. APPROVAL OF MINUTES**

The minutes of April 26, 2017 were approved as submitted.

**VI. ADJOURNMENT:**

The Board adjourned at 8:10 p.m.

Respectfully submitted,

Michael Brands, AICP  
Town Planner