

**VILLAGE DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
November 30, 2016**

PRESENT: Jim Mills, Randy Mayhew, Jane Soule, Wendy Spector
ABSENT: Keri Cole
ALSO PRESENT: Paul Ramsey, 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-3282-16 Woodstock Resort Corporation

The application is for Design Review Approval to install two Tesla car charging stations and to replace and change illumination of main sign. The property is located at 14 The Green and is zoned Inn/ Design Review.

Mr. Ramsey, manager, presented the application.

The VDRB reviewed numerous photographs of the proposed charging stations and renderings of the new sign.

The main sign on The Green and the associated illumination would be renovated. The new sign design would reflect the new enhanced style currently being used for the Inn's signage.

The sign would be more formal than the existing sign. The sign would have a more vertical orientation. The sign would be the same size, height and location as the existing sign.

The post to hold the sign would have a fluted base. The post and sign would be constructed of wood. The post cap would be of a composite material.

The current system of illumination, light fixtures embedded in the ground, would be replaced. Snow, dirt and leaves tend to fill in the fixture cavities.

New downlit “goose light” fixtures are proposed. Seven inch diameter copper reflectors would be mounted on curved copper conduit that extend from the sign’s support bracket. The copper would patina over time, turning green.

The bulb of the light fixture would be an LED element. Mr. Ramsey did not know the proposed wattage of the bulb.

The applicant would like to retain the western sign and remove the eastern sign. However, they would like the option of restoring the eastern sign within six months if they felt a need to do so. The applicant would follow the standards listed in Section 606 Nonconforming Uses and Nonconforming Structures. If the eastern sign was replaced, it would match that of the proposed western sign.

The Design Review Board in recommending approval of the proposal noted the fluting detail at the base of the sign post was not necessary and preferred a simple design.

Mr. Ramsey disagreed and felt the fluting at the base of the post balanced the enhanced style of the sign.

After discussion, the VDRB had no issues with the fluting detail.

Two Tesla charging stations are proposed. Both charger stations would be unique to Tesla vehicles. One would be placed in the west side of the front parking lot, in the first parking space, closest to the main entrance of the Inn. The charger would mounted on a wood post.

The second charger would be placed on the front of the Paul Barn, located just south of the spa building. This would be in an existing parking space.

Photographs of the units and of the proposed sites were shown to the VDRB.

There would be no signs or other identifying features on the stations.

It was noted that charging for other electric vehicles is available next to the proposed Paul Barn installation. The front parking lot site is solely for Tesla vehicles.

The VDRB read the Design Review Board’s recommendation to approve the application.

Testimony was voted closed.

III. OTHER BUSINESS

A. Administrative Officer’s Report

The Gerrish Act 250 permit released on November 30,2016 was discussed. The permit allows the removal of the Stone House and sets a timetable for payments to the State and

other actions required. The permit will be emailed to all members. A Design Review application is required to be submitted by February 1, 2017.

The Vermont Standard wrote an article on the recent Bawden shutter case. The Environmental Division of the Superior Court rendered a decision mandating that the appellant replace the shutters on his 29 Pleasant Street residence.

The Town's Attorney has been instructed to commence formal enforcement actions against the Vermont Flannel shop located at 3 Elm Street. The owner is a long term violator. He had numerous opportunities to correct sign violations, but refuses to do so. There are currently 3 ongoing violations. Under State law, each violation is eligible for a \$110 per day penalty.

IV. DELIBERATIONS

A. V-3282-16 Woodstock Resort Corporation

After discussion the following findings of fact were established:

1. The VDRB reviewed numerous photographs of the proposed charging stations and renderings of the new illuminated sign.
2. The main sign on The Green and the associated illumination would be renovated. The new sign design would reflect the new enhanced style currently being used for the Inn's signage.
3. The sign would be more formal than the existing sign. The sign would have a more vertical orientation. The sign would be the same size, height and location as the existing sign.
4. The post to hold the sign would have a fluted base. The post and sign would be constructed of wood. The post cap would be of a composite material.
5. The current system of illumination, light fixtures embedded in the ground, would be replaced. Snow, dirt and leaves tend to fill in the fixture cavities.
6. New downlit "goose light" fixtures are proposed. Seven inch diameter copper reflectors would be mounted on curved copper conduit that extend from the sign's support bracket. The copper would patina over time, turning green.
7. The bulb of the light fixture would be an LED element. Mr. Ramsey did not know the proposed wattage of the bulb.
8. The applicant would like to retain the western sign and remove the eastern sign. However, they would like the option of restoring the eastern sign within six months if they felt a need to do so. The applicant would follow the standards listed in Section 606 Nonconforming Uses and Nonconforming Structures. If the eastern sign was replaced, it would match that of the proposed western sign.
9. Two Tesla charging stations are proposed. Both charger stations would be unique to Tesla vehicles. One would be placed in the west side of the front parking lot, in the first parking space, closest to the main entrance of the Inn. The charger would be mounted on a wood post.
10. The second charger would be placed on the front of the Paul Barn, located just south of the spa building. This would be in an existing parking space.

11. Photographs of the units and of the proposed sites were shown to the VDRB.
12. There would be no signs or other identifying features on the stations.
13. It was noted that charging for other electric vehicles is available next to the proposed Paul Barn installation. The front parking lot site is solely for Tesla vehicles.
14. The VDRB read the Design Review Board's recommendation to approve the application.

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

The motion passed with a 4-0 vote.

V. APPROVAL OF MINUTES

The minutes of October 26, 2016 were approved as submitted.

The minutes of November 9, 2016 were approved as amended.

Both Chair Mills and Ms. Spector will be absent on December 28, 2016.

VI. ADJOURNMENT

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Michael E. Brands, AICP
Town/Village Planner