

**VILLAGE DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
September 13, 2017**

MEMBERS PRESENT: Jane Soule, Keri Cole, Wendy Spector, Randy Mayhew
MEMBERS ABSENT: One Vacancy
OTHERS PRESENT: Lee Barnum, Chris Ambrose, John King, Craig McKenney, Boolie Sluka, Tom Hayes, Chris Lloyd, Vassie Sinopoulos, John Carlyle, Janet Carlyle, Daniel Notargiacomo, Naomi Malik, Michael Malik, Janet Spangler, Anita Clarke, Kevin Clark, Laurie Marshall, Stephen Furbish, Michael Brands

I CALL TO ORDER

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

II. PUBLIC HEARINGS

A. Old Business:

1. V-3327-17 John and Karen King

The application is for Site Plan and Conditional Use Approval to construct 4 additional residential units in 2 duplex buildings. The property is located at 25 Lincoln Street and is zoned Residential High Density.

Mr. King presented the application. Mr. McKenney from Willis Engineering, assisted the presentation.

The application had been continued to allow for a site visit and to allow time for completion of a stormwater plan.

A new site plan including stormwater infrastructure was submitted September 11, 2017.

Mr. King discussed the need for housing in Woodstock and the difficulty in creating housing opportunities. The housing evaluation process forces owners to convert two family homes into single family homes. Short Term Rentals reduces the number of full time rentals. Second home ownership increases each year.

Mr. King reviewed a three page list of items noting compliance with the various zoning regulations. Additionally, simulated renderings showing future images of the project were shown.

Letters noting adequate capacity from sewer and water departments have been issued.

The driveway has been increased to 20' wide to accommodate additional traffic, emergency and delivery vehicles.

Weekly trash pickups would take place in front of barn #1 and not in the street. The truck would back up the driveway.

A snow blower would be purchased by the condo association and stored in Mr. King's garage.

The Fire Chief approved fire truck access with 20' of space between barn #1 and the existing garage.

A net gain of 80 trees is calculated.

Character of neighborhood was discussed via a number of maps and types of homes in the vicinity.

Exhibit C shows a ratio of house size to lot size. Eleven houses were reviewed. Mr. King's home falls in the middle at #5 on the list.

The proposed barns/dwelling units are the furthest from the street of all homes on Lincoln Street.

Screening is proposed for the westerly views as one drives down Lincoln Street.

A review of an orthophoto map led to a discussion of the night time glare generated by vehicles. At peak night time periods, 11- 12 cars associated with the King condo would be exiting and returning during evening hours.

Mr. McKenney addressed the VDRB. Stormwater infrastructure from the project architect was added to the site plan. The newest plan had been submitted this past Monday. This evening a new driveway swale design was added to the plan.

The rain garden located on the west lawn would be 2' deep with a storage capacity of 1000 cubic feet. Underground piping from the two condo barns would feed the garden.

A 10 year storm event would produce 2200 cubic ft of water on site. The rain garden would take 24 hours to drain.

The drainage swale along Lincoln Street needs improvement, it is currently overgrown with vegetation and does not perform as it should.

Mr. Mayhew asked if the submitted plans are final. Numerous plans have been submitted

over the past two months with many additions. The project review is very difficult due to the constant changes.

Mr. King stated he is new to the process and didn't realize the extent of the review.

The Town Planner questioned the effectiveness of the proposed swale at the bottom of the driveway. It appears to be an elevated berm "bump" to divert water so that the slope of the driveway is not increased. Currently stormwater runs down the driveway and crosses the street just below the driveway intersection. New construction requires an access with 10% slope or less. Meeting Village curbcut standards, whereby the first 20' should be - 2% or more, would increase the driveway slope.

Mr. King stated the driveway surface would slope westerly to force water into the proposed stone swale that runs the length of the driveway.

Mr. McKenney noted there may be changes during the construction process. The proposed two 4' retaining walls could be a 6' and a 2' wall but would not exceed the 8' total proposed.

Mr. King hopes to have excavation completed by the fall. Pre-built panelized construction methods would be used to speed construction and to minimize waste.

All driveways would be paved with asphalt. The proposed pervious pavers were removed from the latest plan as they are very expensive and do not have a long term guarantee.

Mr. King started to list the differences between the original site plan and that being submitted tonight. The space between the 1st barn and the home has been increased to 20'. The driveway is now 20'. Landscaping has been added to the west lawn.

In viewing the most recent site plan, the 20' wide driveway as drawn was questioned.

Mr. McKenney used a scale to determine the driveway was not drawn to a 20' width. The map was corrected. The same applied to the distance between 1st barn and home, which was corrected to 20' as well.

The VDRB asked if there were other inconsistencies and requested a corrected version of the site plan for the zoning file.

The stormwater system was reviewed. Retaining walls and underground curtain drains would guide stormwater to the rain garden located on the west lawn. All buildings would have gutters that would also guide water to the rain garden.

Mr. King stated 32 trees would be removed from the site of barn #2.

There would be no on-site parking for visitors. Visitors would have to park on the street

or elsewhere. Condominium rules would require condo owners to park in their associated garage at all times.

Comments were opened to the public.

Mr. Hayes, attorney representing abutters Chris Lloyd and Vassie Sinopulos, addressed numerous concerns starting with the proposed driveway slope.

Mr. King responded that the driveway would not exceed 10%.

Mr. Hayes questioned garbage and recycling storage.

Mr. King stated on pick up day trash bins would to be placed in front of barn #1 where the collector would back up the driveway for removal. There will be a total of 6 bins, two (1 for trash and 1 for recycling items) per building. The bins would be kept inside until pick up. He estimated the bins to be 65 gallon totes.

Mr. Hayes questioned where the snow would be placed as a snow blower is proposed.

Mr. King pointed to the various spots on his property for snow accumulation. All snow would remain on the owner's property. The condo's snow blower would be kept in the owner's garage.

Mr. Hayes asked for a landscaping plan.

Mr. King stated the landscaping is included in the site plan.

Mr. Hayes noted the plan does not show location, quantity or type of vegetation.

The current site plan shows numerous trees meant for screening the applicant's east boundary to be planted on the neighbor's property.

The Town Planner stated one cannot plant trees on another property without the consent of the owner and Mr. King does not appear to have the abutting owner's consent.

Mr. King felt the site plan could be changed to remove the proposed screening on the abutting property. Trees could be planted along the property line up to the asphalt parking areas which would be left unscreened.

Mr. Hayes questioned if an 81 year old grandmother would have to park downtown and walk up to the site.

Mr. Hayes submitted a profile and plan of the current driveway completed by a surveyor. The current King driveway has an average slope of 14%. If the driveway were reconstructed to meet the Village curbcut standards, the driveway would increase to a

16% slope. A profile of the proposed driveway that meets the 10% standard was requested.

Mr. King agreed to provide the requested profile.

Mr. Hayes discussed impervious surfaces. There are currently more than 4000 square feet of driveway plus 6200 square feet of structures. The proposal adds 8500 square feet of impervious surface equaling 32% of the lot.

If Mr. King were to leave or not perform the snow removal duties, an outside contractor would be hired to do so.

Mr. Lloyd told the VDRB his property abuts the King property on two sides, east and south boundaries.

Mr. Hayes addressed the fact that the site plan and additional submittals are constantly changing. It makes it impossible for VDRB and abutters to keep up, the plans keep changing constantly. The VDRB cannot vote on this as it is an incomplete application. Where is the landscaping plan? The parking scheme is unrealistic.

Mr. Carlyle, 16 Lincoln Street, lives down and across the street from Mr. King. A letter was submitted listing concerns with the project. Water runoff is a major issue. Stormwater currently crosses Lincoln Street from the King property. Doubling the impervious square footage will make a bad situation worse. He worried about the freeze-defrost cycle of winter weather. If the Willis Engineers' plan doesn't work what does one do? He recommended that the Village's civil engineer review the plan.

Mr. Malik, 5 Stanton Street, does not like the precedent setting potential of multi-family housing in residential neighborhoods. The barns look great but the project is an overuse of the lot. The street is predominantly single family homes. There will be too many cars, if more multi-family housing is allowed to take place. Stanton Street is far too steep to park on.

Mrs. Malik, 5 Stanton Street, worried about future growth as a former Rhode Island resident. How will condominium rules be enforced if Mr. King moves? Rules may be good but they need to be enforced. Stormwater is her main concern. Currently there is too much stormwater runoff, additional impervious areas will not be acceptable.

Ms. Spangler asked how does one control Mt. Peg water runoff, especially in the spring.

Mr. McKenney noted stormwater would be diverted around the buildings into the 10,000 square feet of lawn on the west side of the property.

Ms. Spangler also worried about child safety. The King project would triple the number

of car trips from the site. Current Lincoln Street traffic is bad. A sidewalk should be required as pedestrians have the habit of walking down the middle of the road.

Mr. Clark, 3 Stanton Street, has three grandchildren whom are present frequently. He is also concerned with child safety. The area is zoned Residential High Density, but this appears to be more of an urban type of development that has not yet been seen in Woodstock. He stated that six dwelling units on one lot is simply too much.

Ms. Sinopulos noted the south side of Lincoln Street between her property and the King property is consistently wet. This is even more of an issue during the spring meltdown. It appears a spring is present at this site, as it is always wet.

Mr. Furbish, 14 year resident at 24 Lincoln Street, felt stormwater is the main issue, but stated traffic and noise are also concerns.

Vice-Chair Soule felt the site plan was not complete as reviewed thus far. Ms. Cole agreed that the site plan needs work.

Mr. Mayhew asked the applicant if they desire a continuance in order to improve the site plan.

Mr. King felt a new site plan would address the questions raised and agreed to a continuance.

Vice-Chair asked if just one barn with two dwelling units could be built. This may help alleviate the large number of concerns. By building one barn first, Mr. King would know if the concept worked and could come back for a permit to build the second barn at a later date.

Mr. King stated this is a thought to be considered. He could also subdivide and avoid the conditional use review process.

Mr. King asked for a month continuance, to enable a new plan that addresses all the issues raised thus far.

Mr. Hayes asked if the plan could be ready two weeks in advance of the meeting so the VDRB and interested parties could have a chance to review it beforehand.

Mr. Mayhew felt a one week advance submittal would work.

After additional discussion, Ms. Spector motioned with a second by Ms. Cole, to continue the application to the October 11, 2017 VDRB meeting. The motion passed with a 4-0 vote.

B. New Business:

1. V-3337-17 Eva Douzinas

The application is for Design Review Approval to demolish Nelson Cottage and return the site to lawn. The property is located at 39 Elm Street in Residential Low Density / Design Review District.

Ms. Barnum, representing contractors, Colby and Tobiason, presented the application.

The VDRB reviewed photographs of the existing structure.

The intent of the applicant is to remove the cottage and replace the area with a vegetative cover. The application had been approved two years ago, but expired a year after issuance due to lack of vestment.

The cottage was in very bad shape both structurally and mechanically when the original permit was granted. It is now much worse. It was estimated that it would cost \$200,000 to bring the home back into a liveable condition.

The home is located directly behind the parish house on Elm Street. It is not visible from Elm Street or any other public location. The home is also well screened with mature trees.

The site is very steep. The house is built into the hillside. The VDRB was concerned with existing mature trees.

The applicant agreed care would be taken in the demolition process to prevent damage to the mature trees on site.

The Town Planner read the demolition section referring to the fact that “the applicant shall, in good faith, submit a detailed plan for reuse of the vacated site”.

The “detailed plan” would be to add fill to the site to blend in with the existing topography, seed the site, and allow the vegetation to grow out.

A temporary fence directly south of the cottage would be placed through next spring to allow the grass and vegetation to reestablish. The fence would be an older wooden picket fence.

The VDRB read the Design Review Board decision recommending approval as presented.

Testimony was voted close.

2. V-3338-17 David and Christine Ament

The application is for Design Review Approval to change window and doors on barn and house. The property is located at 29 The Green in Residential Low Density / Design Review District.

Mr. Ambrose, contractor, presented the application.

The VDRB reviewed photographs of existing and proposed windows.

The front of the structure was reviewed first. The owners wish to change the barn door, which is currently a typical slider barn door without windows.

A four panel door with a row of small windows above would be placed. The small “old stall” windows would be recycled from the rear of the building. The two middle doors would swing out. The two end doors would be fixed. The doors would have vertical panels that simulate the look of a barn/carriage door.

A door would replace a window in the east facing corner of the el and the barn.

The east elevation of the home is not visible to the general public.

On the rear of the barn which faces the river, four large double hung 2:2 Marvin windows would be placed. They replace four very small fixed single pane windows.

A small fixed 6-pane window would be placed on the west elevation of the barn on the second floor. The interior is a stairway and the window would add natural light within.

The window choice was made to simplify the facade. The current facade has numerous windows with varied pane sizes. Two over two windows were selected as less busy than the existing windows. The entire house has many mixed different window configurations.

It was noted that the north elevation is very visible from River Street.

The VDRB read the Design Review Board decision recommending approval as presented.

Testimony was voted close.

3. V-3339-17 Mark Libby

The application is for Design Review Approval to replace main roof and rear ell roof with standing seam metal roofing. The property is located at 52 Pleasant Street in Light Commercial / Design Review District.

The application was approved as a minor application to be issued administratively.

4. V-3340-17 DAL, LLC / Sam DiNatale

The application is for Design Review and Site Plan Approval to increase fence height from 4' to 6' to screen dumpsters. The property is located at 28 Central Street in Central Commercial / Design Review District.

There was no one present to submit the application. The hearing was continued to the next Design Review meeting.

5. V-3341-17 Robert & Honore Hager

The application is for Design Review Approval to construct a stone wall at rear of house. The property is located at 22 The Green in Residential Medium Density / Design Review District.

The application was approved as a minor application to be issued administratively.

III. OTHER BUSINESS

A. Zoning Officer's Report

The report was issued.

B. VDRB Vacancy

Elizabeth Daniels was selected as the newest member of the VDRB at the September 12, 2017 Board of Trustees' meeting. She should be present at the September 27, 2017 meeting.

IV. DELIBERATIONS

A. V-3327-17 John & Karen King Continued

B. V-3337-17 Eva Douzinas

After discussion, the following findings of fact were established:

1. The VDRB reviewed photographs of the existing structure.
2. The intent of the applicant is to remove the cottage and replace the area with a vegetative cover. The application had been approved two years ago, but expired a year after issuance due to lack of vestment.
3. The cottage was in very bad shape both structurally and mechanically when the original permit was granted. It is now much worse. It was estimated that it would cost \$200,000 to bring the home back into a liveable condition.
4. The home is located directly behind the parish house on Elm Street. It is not visible from Elm Street or any other public location. The home is also well screened with mature trees.
5. The site is very steep. The house is built into the hillside. The applicant agreed care would be taken in the demolition process to prevent damage to the mature trees on site.
6. The Town Planner read the demolition section referring to the fact that "the applicant shall, in good faith, submit a detailed plan for reuse of the vacated site".
7. The "detailed plan" would be to add fill to the site to blend in with the existing topography, seed the site, and allow the vegetation to grow out.
8. A temporary fence directly south of the cottage would be placed through next spring to allow the grass and vegetation to reestablish. The fence would be an older wooden picket fence.
9. The VDRB read the Design Review Board decision recommending approval as presented.

After further discussion, Mr. Mayhew moved with a second by Ms. Spector to approve the application as presented. The motion was approved with a 3-0 vote.

C. V-3338-17 Libby Approved Administratively

D. V-3339-17 David & Christine Ament

After discussion, the following findings of fact were established:

1. The VDRB reviewed photographs of existing and proposed windows.
2. The front of the structure was reviewed first. The owners wish to change the barn door, which is currently a typical slider barn door without windows.
3. A four panel door with a row of small windows above would be placed. The small “old stall” windows would be recycled from the rear of the building. The two middle doors would swing out. The two end doors would be fixed. The doors would have vertical panels that simulate the look of a barn/carriage door.
4. A door would replace a window in the east facing corner of the el and the barn.
5. The east elevation of the home is not visible to the general public.
6. On the rear of the barn which faces the river, four large double hung 2:2 Marvin windows would be placed. They replace four very small fixed single pane windows.
7. A small fixed 6-pane window would be placed on the west elevation of the barn on the second floor. The interior is a stairway and the window would add natural light within.
8. The window choice was made to simplify the facade. The current facade has numerous windows with varied pane sizes. Two over two windows were selected as less busy than the existing windows. The entire house has many mixed different window configurations.
9. It was noted that the north elevation is very visible from River Street.
10. The VDRB read the Design Review Board decision recommending approval as presented.

After further discussion, Mr. Mayhew moved with a second by Ms. Spector to approve the application as amended. The motion was approved with a 4-0 vote.

E. V-3340-17 DAL, LLC / Sam Dinatale Continued

F. V-3341-17 Hager Approved Administratively

V. APPROVAL OF MINUTES

The minutes of the August 23, 2017 meeting were approved as submitted.

VI. ADJOURNMENT

The Board adjourned at 9:10 p.m.

Respectfully submitted,

Michael Brands, AICP
Town Planner