

**VILLAGE DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
January 27, 2016**

PRESENT: Jim Mills, Randy Mayhew, Benjamin Pauly, Jane Soule
ABSENT: Keri Cole
ALSO PRESENT: Lee Barnum, Michael Brands

I. CALL TO ORDER

The meeting was called to order at 7:35 p.m.

II. PUBLIC HEARINGS

A. Old Business **None**

B. New Business

A. V-3209-16 **Eva Veson**

The application is for Design Review Approval to relocate guard rail. The property is located at 4 Benson Place and is zoned Residential High Density / Design Review.

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

The VDRB reviewed numerous photographs of the guard rail.

The owners did not think the item required a permit. The 89' long wooden guard rail was placed a year ago. The 2" x 10" cedar planks are placed on 13 metal support posts. The rail runs along a concrete bridge abutment. The planks are stained with a transparent finish.

The intention is to remove the existing metal guard rail which served as the entrance to the Frost Mills parking lot. The parking lot is no longer in service.

The wood rail ends in a fairly sharp point which is consider a potential hazard and there is concern with the 3' - 4' gap between end of wood rail and the metal end bar of the bridge.

The applicant agreed with the Design Review Board's suggestion to move the last plank so the rail abuts the bridge. This both fills in the 3' - 4' gap and protects the pointed end of the plank.

The Town Manager reviewed the guard rail as the bridge is maintained by the Village. He had no issues with the proposed work.

The VDRB read the Design Review's recommendation to approve the guard rail with a suggestion to move the last plank of the guard rail east to abut the Pleasant Street bridge.

The VDRB, in reference to Section 506 Fences D. requiring placement of the better side towards one's neighbor, agreed the proposed item is not the common image of a fence and the rail as placed is the most appealing.

Testimony was voted close.

III. OTHER BUSINESS

A. Administrative Officer's Report

The report was issued and discussed.

IV. DELIBERATIONS

A. V-3202-15 Shire Woodstock, LLC

After discussion the following findings of fact were established:

1. The VDRB reviewed numerous photographs of the guard rail.
2. The owners placed the 89' long wooden guard rail a year ago. The 2" x 10" cedar planks are placed on 13 metal support posts. The rail runs along a concrete bridge abutment. The planks are stained with a transparent finish.
3. The intention is to remove the existing metal guard rail which served as the entrance to the Frost Mills parking lot. The parking lot is no longer in service.
4. The wood rail ends in a fairly sharp point which is consider a potential hazard and there is concern with the 3' - 4' gap between end of wood rail and the metal end bar of the bridge.
5. The applicant agreed with the Design Review Board's suggestion to move the last plank so the rail abuts the bridge. This both fills in the 3' - 4' gap and protects the pointed end of the plank.
6. The Town Manager reviewed the guard rail as the bridge is maintained by the Village. He had no issues with the proposed work.
7. The VDRB read the Design Review's recommendation to approve the guard rail with a suggestion to move the last plank of the guard rail east to abut the Pleasant Street bridge.
8. The VDRB, in reference to Section 506 Fences D. requiring placement of the better side towards one's neighbor, agreed the proposed item is not the common image of a fence and the rail as placed is the most appealing.

After additional discussion, Mr. Pauly moved with a second by Ms. Soule to approve the application as presented. The motion passed with a 4-0 vote.

V. APPROVAL OF MINUTES

The January 13, 2016 minutes were approved as submitted.

VI. ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Michael E. Brands, AICP
Town/Village Planner