

**DESIGN REVIEW BOARD
DRAFT MINUTES
March 15, 2017**

Members Present: Don Olson, Jack Rossi
Members Absent: Jeff Bendis, Beverly Humpstone, Nancy Sevchenko
Others Present: Larry Perry, Dwight Doten, Steve Cota, Sam DiNatale, Ana DiNatale,
Michael Brands

I. CALL TO ORDER

Chair Pro-tem Olson called the meeting to order at 4:00 p.m.

II. PUBLIC HEARINGS

A. V-3296-17 Mon Vert Café

The application is a Conditional Use & Design Review Approval to place two dumpsters and create a patio for outdoor dining. The property is located at 28 Central Street in the Central Commercial/Design Review District.

Café owners, Sam DiNatale and Ana DiNatale, presented the application.

The Board reviewed the site plan indicating outdoor seating, fencing and dumpster location. The Board also reviewed the catalogue cutsheets for the proposed fencing.

The Board reviewed the dumpster portion of the application first. Two dumpsters would be placed. One would be located directly behind the existing ramp on the east side of the building. The second would be located in line with the southeast corner of the barn just north of the first dumpster.

For access purposes, the dumpsters are placed in the alley shared with the Woodstock Sports building.

The proposed dumpsters are the smallest available, measuring 4' x 8' with a two cubic yard capacity.

The dumpsters have wheels and can be moved for better access to the trash removal truck.

The dumpsters would be screened on the south (7' wide) and east elevations (11' long). The fence would be 4' high and placed approximately 6" above ground level. A wooden privacy fence made of alternating over-lapping boards (4" wide) would be used. The wood would not be treated and would be left to age, eventually becoming a soft grayish color.

The east side of each screening would have two doors of equal width that swing out for access. The drawing does not show the doors.

The patio enclosure was then discussed.

The patio would be placed over the bricked area that runs along the front of the building. The patio would measure 12' wide and 48' long with a 6' opening to the front door. The intent is to place 18 seats and six tables within the patio.

The patio would be built flush with the west side of the building would extend 8' past the east side of building.

The applicant prefers a two rail fence in white vinyl. The building resembles an old school house. The proposed railing has a rural feel that matches the interior style of the café. The two rail is also a more open design.

Mr. Olsen commented that a picket fence is more appropriate due to the central location of the site.

As an option, the applicant showed a cutsheet of a white capped picket fence also in vinyl. They still noted preference for the two rail fence design.

Mr. Olsen stated the architectural fit is the key element of this review. The building is one of the better architectural examples in the central downtown area and deserves a compatible fence.

Mr. Rossi agreed, noting preference for the picket fence due to the architectural relationship. The building is Victorian with its peaked roofs and support pillars along the front porch. A picket fence is the best option.

Although wood is the preferred material, the Board noted understanding of the cost and maintenance concerns expressed by the applicant. The look of vinyl fencing has improved significantly over the past few years.

After discussion, the Board recommended approval as presented with the picket fence option for the patio enclosure.

B. V-3297-17 68 Pleasant St., LLC

The application is for Conditional Use and Design Review Approval to convert two offices to apartments, add door, steps and three vents. The property is located at 68 Pleasant Street and is zoned Commercial/Light Industrial and Design Review District.

Mr. Cota, owner, and Mr. Doten, contractor, presented the application.

The Board reviewed elevations and photographs indicating locations of a new door, steps and vent openings.

An office building is being converted to two apartments. The conversion requires a few changes to the exterior of the building.

A current boarded-over door on the east elevation would be removed and replaced with a new door. The cut sheet of the proposed door was shown to the Board. The door is required for access purposes. The location of the door is not visible from the street.

Over the door a small dog house stoop roof is proposed. The profile of the roof would be visible from the street.

Small kitchen and bath vents would be added to both the east (2) and west elevations (1). The west location is behind a fence and would not be visible from the street.

An additional item is the front porch roof. The roof surface is corroded and needs replacement. The owner proposes a metal standing seam roof that would match that of the main structure.

After discussion, the Board recommended approval as a minor application to be issued as an administrative permit.

C. V-3298-17 Lawrence Perry

The application is for Design Review Approval to replace exterior vinyl siding with wood clapboard siding. The property is located at 452 Woodstock Road and is zoned Commercial/Light Industrial and Design Review District.

Mr. Perry presented the application.

The Board reviewed photographs noting the location of the new siding which would be placed on the front of the shed, on the parking lot side of the main building and a small section of the front of the building facing Route 4.

Mr. Perry stated that the proposed wooden clapboards would match the width and therefore look of the existing vinyl clapboards.

Mr. Perry also noted the rain gutters would be replaced as-is.

The applicant stated the asphalt roof shingles would be replaced with the same type shingle.

The Town Planner noted replacement with the same material is considered a maintenance item and therefore does not require a permit review.

After discussion, the Board recommended approval as a minor application to be issued as an administrative permit.

III. OTHER BUSINESS

None

IV. NEXT MEETING

The next meeting is scheduled for April 5, 2017.

V. ADJOURNMENT

The Board adjourned at 4:50 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner