

**DESIGN REVIEW BOARD
DRAFT MINUTES
May 3, 2017**

Members Present: Jeff Bendis, Don Olson, Beverly Humpstone, Jack Rossi, Nancy Sevchenko
Members Absent: None
Others Present: Charles Clement, Mary Nearn, Michael Brands

I. CALL TO ORDER

Chair Bendis called the meeting to order at 4:00 p.m.

II. PUBLIC HEARINGS

A. 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 Pleasant Street in the Community /Design Review District.

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

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

The Ottawaquechee Health Center wishes to place an 11' x 9' ceramic tiled mural on the south elevation of the building.

Mr. Clement showed the Board examples of the ceramic tile to be used. The tiles measure +/- 6" x 6" and +/- 1/4" thick. They are 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 Board. The Board 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.

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

The applicant noted the mural is to be illuminated, yet the application contained no information on this.

The Board asked that the type of fixture, bulb type and intensity, and placement of such be presented as a separate application.

Ms. Sevchenko noted the tile is very glossy and the proposed lighting will have to consider the impact of glare.

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

The applicant did not have additional information on relocation of the sign.

After discussion, the Board recommended approval of the mural as noted above.

B. 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.

Ms. Nearn, tenant, presented the application.

The Board reviewed numerous photographs of the existing and the proposed fences.

A permit (V-3099-14) to place a green metal mesh fence in essentially the same location was granted in 2014.

The fence is not sturdy enough to contain the tenant's two dogs.

A split rail fence is requested to be placed where the wire fence had been located. The portion of the fence located furthest from the home would be relocated 3' - 4' closer to the home. The corners would be set at a 45 degree angle instead of the current 90 degree angle.

A new black wire fence would be installed directly inside and attached to the split rail fence. The new wire fence is a thicker gage material.

The Springfield Fence Company would place the fence. There would be two gates, a double one for lawn maintenance and a single one for person access near the house.

The Board noted the current fence is not very visible to the public as it is located to the rear of the home and is screened by a group of trees directly south of the fence along North Street.

After discussion, the Board agreed to approve the request as a minor application to be issued administratively. The request is a modification of an approved fence.

III. NEXT MEETING

The next meeting is scheduled for May 17, 2017.

V. ADJOURNMENT

The Board adjourned at 4:45 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner