

**VILLAGE DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
June 27, 2018**

PRESENT: Jane Soule, Elizabeth Daniels, Wendy Spector
ABSENT: Keri Cole, Randy Mayhew
ALSO PRESENT: Gregor Masefield, 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-3375-18 Florence and Padraic Mahoney

The application is for Conditional Use Approval to rebuild garage/barn in Flood Plain. The property is located at 20 Maple Avenue and zoned Residential Medium Density.

Mr. Masefield, architect, made the presentation.

The VDRB reviewed site plan, floor plans and photographs of the property.

The owners wish to renovate an old garage/barn that is currently in a very bad state of repair. The current application is for phase I which is to rebuild the shell of the building with no planned use other than storage. However, the first floor garage space would be used by the children as a recreation room.

The building is located within the flood plain and is also non-conforming as it does not meet the sideback.

Surveyor Robert Holt completed a “certificate of elevation” for the property. The BFE (base flood elevation) is 703.1' above sea level, the current bottom floor is 703.2' above sea level.

The structure is worth \$5,100 according to the Lister’s records. Per the Flood Hazard regulations, renovations valued at more than 50% of the structure’s value must meet all flood standards. The VDRB agreed the value of the renovation would be more than ½ the

value of the structure.

The VDRB read State Flood Official John Broker-Campbell's June 5, 2018 letter of review concerning the proposal. The letter recommended approval with flood vents if the lowest floor would be below BFE.

The bottom of the first floor will be raised 14" to meet the FEMA standard of at least a foot above BFE. The first floor would be a poured cement slab on grade with not space below. With no space below grade there is no need to place flood vents.

The driveway entrance would be built up slightly to allow vehicle entrance.

The building would reconstructed with the roof (28.5' high) to be one foot above existing roof height.

A building currently has a 3.1' side setback at its closest point. A 10' setback is required. The building would be rebuilt exactly on the same footprint.

There would be no running water. A propane heater with a side vent pipe would be placed to heat the garage space.

The VDRB reviewed Section 404 Flood Hazard and Section 606 B. Non-conforming Structures with the applicant.

Testimony was closed.

2. V-3377-18 Village of Woodstock / Sustainable Woodstock

The application is for Site Plan Review approval to install irrigation pump house and control unit. The property is located at Maxham Meadow Way and is zoned Community / Riparian Buffer.

The applicant was not present, the Town Planner presented the application.

The VDRB reviewed site plans and renderings of the proposed pump house.

Sustainable Woodstock is developing a public park on the old snow dump property located on the river in the East End. To enhance and promote vegetative growth on the reclaimed land, an irrigation system is required. Hundreds of plants, trees and shrubs have been planted over the past year. The plants are necessary to retain and build up existing soil. Trees and shrubs have been placed along the edge of the river to retain the river bank.

An othophoto map showed the area in March when the site was used as a snow dump. There was little vegetation to hold the soil or river bank in place.

The proposed irrigation system was described. Three rows of irrigation pipe would be placed underground and parallel to the river in the flat area. A 24 volt electric pump would be set up in a small 3' x 3' wooden pump house at the base of the hill on the west end of the property. It would be connected to the electric boxes built for the electric car chargers placed at the top of the hill. A two inch line would run from the pump underground to the riverbank and then above ground over the rip-rap rocks into the river.

The pump house would be placed just outside of the floodplain but within the 100' riparian buffer. The pump would be placed 10' from property line meeting the required side setback.

The State river engineers approved that water would be allowed to be taken from the river.

The pump would operate early in the morning at dawn, which is the best time to water plants. The proposed electric pump would generate very little noise.

The overall intent is to improve vegetation, which fits well with the riparian buffer goals.

The VDRB read the Conservation Commission's June 20, 2018 recommendation to approve the request concerning potential impacts to the riparian buffer zone. The CC agreed the proposal complies with the riparian standards as it is meant to reestablish vegetation on site and to stabilize the river bank.

Testimony was closed.

III. OTHER BUSINESS

A. Administrative Officer's Report

The report was issued and discussed.

IV. DELIBERATIONS

A. V-3375-18 Mahoney

After discussion the following findings of fact were established:

1. The VDRB reviewed site plan, floor plans and photographs of the property.
2. The owners wish to renovate an old garage/barn that is currently in a very bad state of repair. The current application is for phase I which is to rebuild the shell of the building with no planned use other than storage. However, the first floor garage space would be used by the children as a recreation room.
3. The building is located within the flood plain and is also non-conforming as it does not meet the sideback.
4. Surveyor Robert Holt completed a "certificate of elevation" for the property. The BFE (base flood elevation) is 703.1' above sea level, the current bottom floor is 703.2' above sea level.

5. The structure is worth \$5,100 according to the Lister's records. Per the Flood Hazard regulations, renovations valued at more than 50% of the structure's value must meet all flood standards. The VDRB agreed the value of the renovation would be more than ½ the value of the structure.
6. The VDRB read State Flood Official John Broker-Campbell's June 5, 2018 letter of review concerning the proposal. The letter recommended approval with flood vents if the lowest floor would be below BFE.
7. The bottom of the first floor will be raised 14" to meet the FEMA standard of at least a foot above BFE. The first floor would be a poured cement slab on grade with not space below. With no space below grade there is no need to place flood vents.
8. The driveway entrance would be built up slightly to allow vehicle entrance.
9. The building would reconstructed with the roof (28.5' high) to be one foot above existing roof height.
10. A building currently has a 3.1' side setback at its closest point. A 10' setback is required. The building would be rebuilt exactly on the same footprint.
11. There would be no running water. A propane heater with a side vent pipe would be placed to heat the garage space.
12. The VDRB reviewed Section 404 Flood Hazard and Section 606 B. Non-conforming Structures with the applicant.

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

The motion passed with a 3-0 vote.

B. V-3377-18 Village / Sustainable Woodstock

After discussion the following findings of fact were established:

1. The VDRB reviewed site plans and renderings of the proposed pump house.
2. Sustainable Woodstock is developing a public park on the old snow dump property located on the river in the East End. To enhance and promote vegetative growth on the reclaimed land, an irrigation system is required. Hundreds of plants, trees and shrubs have been planted over the past year. The plants are necessary to retain and build up existing soil. Trees and shrubs have been placed along the edge of the river to retain the river bank.
3. An othophoto map showed the area in March when the site was used as a snow dump. There was little vegetation to hold the soil or river bank in place.
4. The proposed irrigation system was described. Three rows of irrigation pipe would be placed underground and parallel to the river in the flat area. A 24 volt electric pump would be set up in a small 3' x 3' wooden pump house at the base of the hill on the west end of the property. It would be connected to the electric boxes built for the electric car chargers placed at the top of the hill. A two inch line would run from the pump underground to the riverbank and then above ground over the rip-rap rocks into the river.

5. The pump house would be placed just outside of the floodplain but within the 100' riparian buffer. The pump would be placed 10' from property line meeting the required side setback.
6. The State river engineers approved that water would be allowed to be taken from the river.
7. The pump would operate early in the morning at dawn, which is the best time to water plants. The proposed electric pump would generate very little noise.
8. The overall intent is to improve vegetation, which fits well with the riparian buffer goals.
9. The VDRB read the Conservation Commission's June 20, 2018 recommendation to approve the request concerning potential impacts to the riparian buffer zone. The CC agreed the proposal complies with the riparian standards as it is meant to reestablish vegetation on site and to stabilize the river bank.

After additional discussion, Ms. Spector moved with a second by Ms. Daniels to approve the application as presented.

The motion passed 3-0.

V. APPROVAL OF MINUTES

The June 13, 2018 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