



Woodstock, Vermont *The Shire Town of Windsor County*

TOWN-VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

**DESIGN REVIEW BOARD
DRAFT MINUTES
July 18, 2018**

Members Present: Jeff Bendis, Don Olson, Jack Rossi, Nancy Sevckenko
Members Absent: Beverly Humpstone
Others Present: Sam Richardson, Al Sorrentino, Michael Brands

I. CALL TO ORDER

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

II. PUBLIC HEARING

A. V-3384-18 Richardson

The application is for Conditional Use, Flood Hazard, Riparian, Non-conforming Structure and Design Review approval to renovate existing residence and to convert living space in garage/barn. The property is located at 12 River Street and zoned Residential Low Density / Design Review / Flood Hazard.

Mr. Richardson and Mr. Sorrentino, architect, presented the application.

The Board reviewed a site plan, elevations and numerous photographs.

Mr. Richardson's parents originally purchased the home in 1972. The home is in need of a significant upgrade.

The center wing would be expanded 18" towards the street to allow more room for a modern kitchen.

The garage/barn, south wing, would be converted to living space with a large living room on first floor with a half floor second story.

There would be no change in parking. Currently there are 4 parking spaces, two behind two, directly east of the building. The garage has not been used for parking for many years.

The south wing, street side, would have vertical barn boards on all sides and 4 barn style 6 light windows on the first floor and 1 on the second floor for illumination of a stair case. On the south elevation, second floor, two barn style 6 lights windows would be placed. On the first floor a set of 6:6 double hung units on the west side and a larger 6:6:6 unit on the east end for enhanced views of the river. A flood vent would be placed on east side of foundation.



On the south wing, east elevation, a series of three clusters of windows are proposed. On either side a matching set of two side by side 6:6:6 units would be placed. In the center of these units a set of three side by side 6:6 units are proposed.

On the center section, the west elevation would have three sets of 6:6 windows equally spaced with shutters. On the east elevation, a double french door would be placed on the south end and four 6:6 placed side by side on the north end. The existing 14' wide deck would be extended 14' towards the south to cover the entire length of the center section. The proposed deck would match the existing deck.

On the basement floor of the east elevation 7 flood vents would be placed. The building is completely located in the flood zone.

On the north elevation, a triple set of doors would be placed, the 2 easterly units would be operating french doors for access to the parking area. The third would be fixed.

All roofs would be a green standing metal seam, currently the barn roof is slate. Skylights would be placed on both center and south sections to match existing skylights in place on the north wing.

On the east side of the basement an access door would be placed, relocated from the south elevation.

Shutters would be replaced on front and north elevations where they currently exist.

After discussion, the Board agreed the proposed design is compatible with the existing building and the neighborhood.

III. OTHER BUSINESS

A. Bar Harbor Bank

The vegetative screening on the northwest corner of the Bar Harbor Bank has been removed. A letter was sent informing the new owners that a 1999 permit required a vegetative screen around the generator. The bank submitted a base application with no graphic materials requesting a vinyl fence. Additional materials were asked for but not yet received.

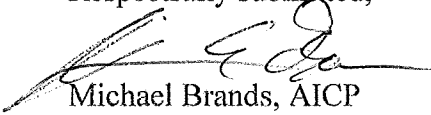
VI. NEXT MEETING

The next meeting is scheduled for August 1, 2018.

V. ADJOURNMENT

The Board adjourned at 5:00 pm.

Respectfully submitted,


Michael Brands, AICP
Town/Village Planner