



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
October 3, 2018**

Members Present: Jeff Bendis, Nancy Sevchenko, Beverly Humpstone, Jack Rossi
Members Absent: Don Olson
Others Present: Wendy Marrinan, Lee Barnum, Tomoko Liguori, Karim Houry,
 Michael Brands

I. CALL TO ORDER

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

II. PUBLIC HEARING

A. V-3411-18 Wendy & Jack Marrinan

The application is for Design Review approval to replace existing detached garage. The property is located at 39 Mountain Avenue and zoned Residential Low Density / Design Review.

Ms. Marrinan and Ms. Barnum, contractor, presented the application.

The Board reviewed a site plan, photographs and rendering of proposed garage.

A non-conforming garage is to be replaced with a slightly smaller and more architectural pleasing structure.

The owner is a 17 year resident. The main home was originally constructed in 1860. The garage was constructed later in the 20th century. It was squeezed into the southwest corner of the property resulting in zero setback lines and being placed a foot off of the main building.

Ms. Marrinan consulted with her neighbors to assure views were not blocked and that the building would be compatible with the neighborhood.

The current structure, 25' 10" wide x 22' 5" deep, would be reduced to 18' x 18'. The side and rear setbacks would be increased to 3', still nonconforming. The east wall would remain in the same location.

The structure is not visible from Route 4 or River Street.



A significant change is to replace the straight shed roof which slopes to the west to a pitched roof with gable ends, facing east and west. The roof pitch would be 12:8 to minimize the height. This is in deference to the neighbors and to preserve views of the existing barn portion of the home.

The roof would have asphalt architectural shingles to match the main home. The asphalt shingles would also hold snow loads longer thus preventing snow from sliding onto neighbors' properties.

The owner proposes to have three sides clapboarded and the rear to have vertical barn boards. The vertical barn boards match the abutting stockade fence and would be more aesthetically pleasing to the neighboring inn.

The articulating garage doors would appear to be solid with vertical boards similar to a carriage door. A line of transom windows would be placed directly above. Each pane would measure 7" x 9" to match that of the home.

Three sets of 4 transom lights with same pane size as above would be placed on the south elevation and one set of 4 on the north elevation.

On the north elevation a door would be placed for access to the rear yard.

A goose light fixture with bulb focused straight down would be placed in the garage peak. It would be a weathered zinc model.

The Board discussed both the roof pitch and siding options.

Mr. Rossi asked if a steeper pitched roof could be used to better match the steep roofs of the main structure. The shallower pitch has a suburban feel.

Ms. Marrinan noted long talks were held with the neighbors to protect views of Mt. Tom. A shorter roof would also better protect views of her barn which is located directly behind the garage. The neighbor's garage has a shallower roof pitch.

The Board asked the applicant to study the possibility of placing a steeper pitched roof as it impacts the neighborhood and to discuss the issue at next week's VDRB meeting.

Ms. Humpstone stated a preference for clapboards on the rear to unify all sides of the garage. Barn boards in this location don't always work with Village architecture.

Ms. Marrinan noted that due to placement of the structure, the rear of the building is only visible from the western neighbor's property. The barn boards viewed from that perspective comply with the rustic stockade fence, and lessen the visual impact of the structure.

After a lengthy discussion, the Board agreed the request complies with the standards of the Design Review regulations and issued a split decision. Four members recommend approval as presented, one member prefers clapboards on all four sides. The recommendation includes the proposed review of the roof pitch as well.

III. OTHER BUSINESS

A. Section 405 Rewrite

The Board discussed Chair Bendis' rewrite of Section 405 Design Review Regulations and Mr. Olson's section on landscaping. Overall, the Board agreed with the proposed changes. However, Ms. Sevchenko and Mr. Rossi had issue with the opening statement of the Design Review regulations. Ms. Sevchenko recommended inclusion of paragraphs taken from the recently issued draft of the National Historic District Nomination for the Village of Woodstock. All members agreed. The Town Planner noted there is plenty of time to make changes. Mr. Bendis will take the suggestions of Ms. Sevchenko and incorporate them into his rewrite for further discussion at the next meeting.

VI. NEXT MEETING

The next meeting is scheduled for October 17, 2018.

V. ADJOURNMENT

The Board adjourned at 5:30 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner