



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
December 5, 2018**

Members Present: Jeff Bendis, Jack Rossi, Don Olson
Members Absent: Nancy Sevchenko, Beverly Humpstone
Others Present: Susan Ford, Larry Davis, Jonathan Spector, Wendy Spector, Michael Brands

I. CALL TO ORDER

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

II. PUBLIC HEARING

A. V-3416-18 Shire Woodstock, LLC

The application is for Design Review approval to amend permit #V-3410-18 replacing rear double door sliders with single door and windows. The property is located at 46 Pleasant Street and zoned Light Commercial / Design Review.

Ms. Ford, attorney, presented the application.

The Board reviewed numerous photos and renderings of the proposed change.

On October 2, 2018, zoning permit V-3410-18 was issued to establish 6 guest rooms. Three of the rooms are located on the lower level north facade facing the river.

The owners wish to change the rear double doors approved in V-3410-18 to a single door with a 6:6 double hung window placed on either side of each door. This would be for the three ground level units to the west of the building.

The proposal would allow more light into the rooms and would enhance views of the river.

The rear of the building is not visible from a public area, nor by the neighbors.

After discussion, the Board agreed the proposed change would be compatible with the Design Review regulations and recommended approval as a minor application via an administrative permit.

B. V-3420-18 Jeffrey Urstadt

The application is for Design Review approval to replace 4 windows. The property is located at 30 River Street and zoned Residential Low Density / Design Review.

Mr. Davis, contractor, presented the application.

The Board reviewed numerous photos of the building and the proposed windows. The building is a multi-unit apartment complex. There are numerous metal framed windows originally placed in the 1950s that are failing. The owner wishes to replace the windows as funding allows.



In 2016, five windows were replaced via zoning permit V-3266-16, mainly for egress purposes.

The owner wishes to replace four additional windows this year, three on the west facade and a smaller unit on the east facade.

The windows would be the same as those replaced in 2016.

The windows for the most part match the style and grid pattern of the existing units.

After discussion, the Board agreed the proposed change would be compatible with the Design Review regulations and recommended approval as a minor application via an administrative permit.

III. OTHER BUSINESS

A. Wendy & Jonathan Spector

The Spector's wish to place solar panels on their home located at 16 The Green. This would be the first placement of solar panels in the heart of the Village.

The Town Planner explained that although located within the Design Review District, the permitting process, per State law, is totally controlled by the State Public Service Board and not the Village. The Spector's are presenting their proposal to receive advice from the Design Review Board on the visual impact of the proposed system before submitting an application to the PSB. They hope to place the panels in the spring.

Mr. Spector presented a 17 page presentation of the proposal. The panels would be placed on two south facing roofs at 16 The Green. The property is a corner lot with frontage on both The Green and South Street. The presentation contained numerous photographs and maps of the immediate area to show potential visual impact on neighboring properties.

The panels would not be visible from The Green. Views from east and west are not possible due to the brick side walls being higher than the roof itself. Panels would be visible from South Street, less so in summer months due to foliage.

The system is essentially twice the size of a normal residential system as the owners intend to have a solar powered battery back-up in lieu of a propane fired generator. The intent is for the solar panels to keep the batteries charged over an extended blackout period should the need arise.

The renderings noted the system is designed to produce 15.84 kW of electricity, 9.9 kW on the main house and 5.76 kW on the barn. The Town Planner noted systems larger than 15 kW have a higher level of PSB review than those under 15 kW systems. Mr. Spector felt that to be an error and would have the system adjusted to be less than 15kw to meet the net metering level of review.

The panels would be solid black both glass surfaces and frames. The house has dark gray asphalt shingles and the barn has a black "r" channel metal roof. The house roof would have 30 panels (10x3). A roof vent causes a separation with 9 panels clustered to the east side and 21 panels to the west. The barn would have 18 panels (9x2).

The abutters to the west, Gail and Mark Stickney, have been contacted. The system would be visible from the rear of their property. The Stickney's noted support for the project. The Woodstock Inn, abutter to the east, has been contacted by the Spector's but have not yet issued an opinion on the panel placement. The panels would be visible from South Street and the front porch of the inn.

Our Lady of the Snow, Catholic Church, the abutter to the south, would not view the panels as there is a very tall mature evergreen hedge along the property line.

Same Sun of Vermont, located in Rutland, is the contractor. They have done work with the VT Historic Preservation Office and have respect for the impact to historic structures.

Mr. Bendis suggested placement of the battery could be problematic given the effect of TS Irene type storm events.

The Spector's agreed to look into that issue.

Mr. Rossi recommended the vent on the house roof be removed. This would allow the 30 panels to be placed as a solid square without an opening in the middle. Mr. Spector will look into removal of the vent and agreed it would look better without the vent.

The Board will render an opinion at the next meeting scheduled for December 19. They will visit the site to get a better idea of the panel visibility.

Mr. Spector will ask if the vent on the main roof can be removed. He will also assure the system is designed to generate less than 15 kW.

VI. NEXT MEETING

The next meeting is scheduled for December 19, 2018.

V. ADJOURNMENT

The Board adjourned at 5:00 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner

