



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 19, 2018**

Members Present: Jeff Bendis, Jack Rossi, Don Olson, Nancy Sevckenko, Beverly Humpstone
Members Absent: None
Others Present: Jim Mills, Jonathan Spector (by phone), Wendy Spector, and Michael Brands

I. CALL TO ORDER

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

II. PUBLIC HEARING

A. V-3421-18 Homestead Inc.

The application is for Design Review approval to replace two bathroom and 2 double windows. The property is located at 73 River and zoned Residential Medium Density / Design Review.

The applicant was not present, the Town Planner made the presentation.

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

Two sets of second floor windows would be changed to energy efficient units.

A floor plan was submitted with showing the area of change.

The windows are in very bad repair and need immediate replacement.

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-3423-18 Anne H. Crothers

The application is for Design Review approval to replace 5 windows. The property is located at 23 Mountain Avenue and zoned Residential One Acre / Design Review.

Mr. Mills, contractor, presented the application.

The Board reviewed numerous photos of the building and the proposed windows.

Mr. Mills reviewed the four areas of the home where change would occur. The changes are part of a proposed kitchen renovation.

On the east elevation, two 6:6 kitchen windows would be removed, to be replaced and relocate with two longer 6:6 windows.

On the south elevation, one 6:6 kitchen window would be removed and a meter cabinet would be added. The Board reviewed the rendering of the proposed cabinet.

On the north elevation, a 6:6 kitchen window would be removed and the space would be filled in with matching clapboards.



On the west elevation, a triple casement window would be removed and replaced with a slightly larger triple casement window.

Since the majority of the work is window replacement, the application meets the minor application status. It was noted that for the most part the new windows 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 discussion of solar panel placement on the Spector's home located at 16 The Green was continued from the December 5, 2018 meeting. Ms. Spector briefed Ms. Humpstone and Ms. Sevchenko on the 13 page presentation that had been made at the earlier meeting.

The meeting was continued to see if the vent pipe on the main roof could be removed and to determine the State limit on power production.

The Spector's are able to remove a vent pipe from the main house roof. This will allow for a full square of panels thus eliminating the separation of panels caused by the vent pipe.

A second issue was the amount of energy to be produced. The State Statutes were changed so that there is no limit to the amount of energy a roof mounted solar panel system could produce. Ground mounted systems do have a limit and therefore a stricter level of review.

After discussion, the Board agreed the owners have done their best to make the system as aesthetic as possible and noted approval of their efforts.

The Board thanked the owners, the Spector's, for an excellent easy to understand presentation and for seeking design advice on their solar system.

B. Tomoko Liguori

The application is for Design Review approval to replace 1 window. The property is located at 45 Mountain Avenue and zoned Residential Low Density/ Design Review.

Ms. Liguori is asking to change one window that is in a very bad state of repair as the mullions are falling apart allowing cold air to enter. Only the window sash would be changed out not the frame. Frame will remain as is. An energy efficient Marvin window is proposed. The window faces Mountain Avenue. A window immediately to the north of the subject window has been shuttered permanently. The window would match the exact style and grid pattern (6:6) of the existing window.

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.

VI. NEXT MEETING

The next meeting is scheduled for January 16, 2019 as there are no applications in the pipeline for the January 2, 2019 meeting.

V. ADJOURNMENT

The Board adjourned at 5:00 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner