



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

March 6, 2019

Members Present: Don Olson, Jack Rossi, Nancy Sevchenko, Beverly Humpstone
Members Absent: Jeff Bendis
Others Present: Brad Prescott, Rolf Diamant, Rodney Croft, Jon Spector, Eva Douzinas, Susan Ford, Michael Brands

I. CALL TO ORDER

Vice-chair Olson called the meeting to order at 4:00 p.m.

II. PUBLIC HEARING

A. V-3432-19 Woodstock Investments

The application is for Design Review approval to create accessible entrance. The property is located at 3 Elm Street and zoned Central Commercial / Design Review.

Mr. Prescott, architect, presented the application.

The Board reviewed numerous photographs and renderings of the proposed entrance.

The owners of Bentleys Restaurant would like to place an ADA entrance at the northernmost doorway.

The current door jamb has a 4.5" rise above the public sidewalk. This would be removed and replaced with a stone floor built to the same level as the sidewalk.

The existing door would be removed. The entrance would intrude into the restaurant deep enough to allow for the required ADA space to maneuver a wheelchair. A 3' wide entrance door would be on the north wall of the new entrance.

An interior ramp with a 1:20 slope would be placed inside the building along the north wall of the restaurant.

The exterior would have wood framed walls with wood paneling to match existing exterior. Paint color would match as well.

There would be no automatic door opener, as it is not required per ADA.

After discussion, the Board agreed the proposed changes would be compatible with the Design Review regulations and therefore recommended approval.

B. V-3433-19 Ora E. Paul Post 24

The application is for Design Review approval to install chimney lining. The property is located at 59 Central Street and zoned Central Commercial / Design Review.

Mr. Croft, American Legion Commander, presented the application.



The Board reviewed photographs of the existing brick chimney and a cutsheet of chimney cap and proposed liner.

The eastern chimney is to be relined with a stainless steel liner. Part of the process would be to place a stainless steel cap on top of the chimney. There would be no other change made to the brick work of the chimney.

The stainless steel cap would be barely visible on top of the chimney, but not highly noticeable. A photograph of the chimney viewed from the east was shown.

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.

C. V-3436-19 Rolf Diamant & Nora Mitchell

The application is for Design Review approval to replace 5 windows. The property is located at 4 River Street and is zoned Residential Low Density / Design Review.

Mr. Diamant presented the application.

The Board reviewed photographs of the existing windows to be replaced and cutsheet of the proposed windows.

Five windows would be upgraded, 4 on the rear of the west elevation and 1 on the upper floor of the north elevation.

In 2003, 14 windows had been upgraded to energy efficient windows. The 5 additional windows would complete the project.

Proposed window units would have a 6:6 pattern. This would unify the same 6:6 pattern throughout the building.

The Board reviewed the Marvin window cutsheet with the applicant.

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.

D. V-3438-19 Jon & Wendy Spector

The application is for Design Review approval to remove old roof structure. The property is located at 16 The Green and is zoned Residential Medium Density / Design Review.

Mr. Spector presented the application.

The Board reviewed photographs detailing elements of the roof.

A few weeks ago, the owners reviewed a proposal to place solar panels on their home. Although the State exempts the installation of solar panels from local review, the Board endorsed the request.

In examining the roof, the contractors found it would not support the weight of the panels. They also discovered a second roof system had been added which needs to be removed.

Removing the second roof system would reduce both the width and height of the existing roof by 4" to 5".

The owners are also requesting approval to place black asphalt shingles on all roof surfaces with the exclusion of the barn which was recently constructed. The black shingles would match the solid black color of solar panels better, therefore making the panels less visible.

The proposed shingles have a 50 year guarantee. The solar panels have a 30 year life expectancy.

After discussion, the Board agreed the proposed change would be compatible with the Design Review regulations. The request is considered an amendment to a permit issued February 6, 2019. The Board recommended approval as a minor application via an administrative permit.

III. OTHER BUSINESS

A. 45 Elm Street

Eva Douzinas, owner of the Frost Mills Nominee Trust property located at 45 Elm Street, and Mrs. Ford, attorney, held an informal discussion of a proposed second residence on the site. The existing residence accessed from Pleasant Street was constructed in 2014. The Board reviewed a sketch of the building viewed from Elm Street, two floor plans and a site plan.

The new home would be accessed from Elm Street. Approximately 15 years ago, on the same site, a converted carriage house was burnt down and removed.

The home would be placed close to a hillside. The property is essentially flat from Elm Street to the edge of the hill, which drops +/- 12' high to a large flat river bottom area.

The proposed home would be two stories with a large ell on the north side. A smaller square garage type building would be built just west of the proposed home. The proposed home would be well screened both by the garage and a group of mature trees along Elm Street that would be retained. The home is not meant to be viewed from Elm Street.

The siding would be painted and not left natural as is the case of the existing home. The windows would be 2:2. The roof may be metal. The main home has clapboards whereas the ell has vertical boards.

Ms. Sevchenko questioned the triangular window placed in the gable end of the front facade. The triangular element appears to be too large as drawn for the space.

Ms. Humpstone questioned the 2:2 window choice. Windows with 6:6 grid pattern are a more common element in the neighborhood.

Mr. Rossi commented on the difference in siding, why the vertical board on the ell?

The front upper porch does not have access from within. If the porches are meant to be used, a higher railing would be required. The railing is a solid panel.

The Board questioned snow load and rainwater flow thru proposed solid panel of upper porch.

The Town Planner asked about the thin square porch support columns. The owner should view other homes in the community to see if similar columns exist. The ell as drawn with the vertical board siding and short paneled railing above has a western feel to it. Vertical board siding is associated more with accessory structures to differentiate them from residential.

With only one elevation to view, the Board felt it difficult to provide a thorough review.

The owner hopes to return in April with a more complete application.

VI. NEXT MEETING

The next meeting is scheduled for March 20, 2019.

V. ADJOURNMENT

The Board adjourned at 5:00 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner