



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 20, 2019

Members Present: Don Olson, Jack Rossi, Nancy Sevchenko, Beverly Humpstone
Members Absent: Jeff Bendis
Others Present: Ben Pauly, Corwin Sharpe, Michael Brands

I. CALL TO ORDER

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

II. PUBLIC HEARING

A. V-3437-19 11 The Green LLC

The application is for Design Review approval to install exterior lighting & A/C Unit and landscape within the Riparian zone. The property is located at 11 the Green and zoned Residential Low Density / Design Review.

Mr. Pauley, landscape architect, presented the application.

The Board reviewed a landscaping plan, numerous photographs and renderings of the proposed lighting and A/C unit.

The Board started with a review of the proposed landscape plan by comparing it to the existing plan.

A larger patio area directly behind the building, replacing the existing patio, is planned. A propane fired fire pit would be placed in the northwest corner of the patio. Retaining walls would be 18" tall and would be placed around the patio edges. The patio would have a random cut blue stone surface.

There would be three 6' long stone steps down from the home to the patio. Four more stone steps would be placed at the north end of the stone wall to step down to a lawn area closer to river. Four additional steps would be placed in a second stone wall further north and closer to river. This leads to a second fire pit (wood fired) to be built flush to the ground.

North of the second fire pit would be a curved stone retaining wall. Beyond this, native plantings, grasses and shrubs, would be planted.

The two stone stairways would be illuminated with 4 lights each, 2 on each side. The flat LED fixtures are down lit with a minimal profile that fit well with the dry laid stone. The Board reviewed a cutsheet of the proposed lamp.

A stone step path is planned from parking area to the main stone patio. The parking area would remain as is.

A proposed post light would be placed at the east edge of parking and at south end of sidewalk replacing the existing post light with a carriage style light fixture. The owner desires a black metal pole with a 14" shade resembling a goose neck fixture.

Three short bollard lights would be placed along the east side path. The existing post mounted light would be removed.

A barn light is proposed to be placed over both the rear entrance to the patio and the rearmost west entrance. A newer fixture was submitted at the meeting to assure the bulb would be hidden within the shade.

A new main entrance hanging lantern fixture was also submitted at the meeting.



Mr. Rossi prefers the look of the original light posts with white painted wood post and a carriage type light affixed. They are more compatible with the formal style of the home than the proposed metal post and goose type fixtures.

Ms. Humpstone felt the proposed barn light on the west elevation was too simple for the revised side door which has become more formal entrance with full glass door and side light and transom light windows. This entrance is highly visible from the street.

The Board deliberated over the request as submitted.

The Board recommended approval of the landscape plan as presented.

After a lengthy discussion of the west elevation lighting proposal, the Board agreed the main entrance light is fine as presented. However, due to the increased formality of the rearmost entrance, the proposed barn light was denied. The originally proposed side sconces would be more appropriate for this entrance.

The Board agreed the rear mounted barn light fixture is fine as it would be placed at the rear of the building next to an accessory shed. It would not be seen by the general public.

After a lengthy discussion, the Board agreed the post lights should resemble the original post lights, a white post with carriage type light mounted on top.

The pathway short bollard lights on the east side of the home are acceptable.

The Board then reviewed the proposed AC/Heat Pump unit to be placed on the east side of the building. The VDRB in an informal review felt the unit should meet setbacks. The entire east side of the house does not meet the required 15' setback.

Mr. Pauly suggested two locations for the 52" tall and 17" wide whole house units. Both of which are toward the rear of the building. The owner's preferred location would be under the eave at the rear most portion of the building. The unit would still stick out more than 10" from the current drip edge of the roof into the setback.

A second option would be to remove the existing attached narrow woodshed which is set in a notch of the building. This makes it more compliment with the side setback as it is slightly further from the side property line. The owner prefers not to have to remove the wood shed.

From an aesthetic point of view, the Board agreed the unit should be placed as far back as possible at the rear edge of the home.

The landscaping plan's impact on the 100' riparian buffer will be reviewed later tonight by the Conservation Commission. The VDRB will review the entire application next Wednesday evening, March 27, 2019.

B. V-3440-19 Woodstock Resort Corp.

The application is for Design Review approval to construct retaining wall, patio space, fire pit and path lighting within Flood Hazard zone. The property is located at 14 The Green and zoned Inn / Design Review.

Mr. Pauly, landscape architect, presented the application.

The Board reviewed site plans and photographs of the existing rear lawn and proposed walls.

The intent is to make the area directly south of the building more useable by expanding the current fairly narrow patio area out 36'.

The area is not visible to the passing public.

Existing patio retaining walls are 18" high placed along the two curved asphalt paths which lead to the east and west entrances.

The proposal would place additional stone retaining walls that would rise from 18" to 36" at the south edge. A 36' diameter half circle is planned with a smaller side circle to the west. This would include a propane fired fire pit with a stone sitting wall surround.

The base elevation of the patio would remain as is and would extend towards the existing cross walk. The surface area would be brick pavers with a blue stone edge along the walls.

Lighting would be 6 short bollard type path lights, 3 on each side of the two paths that lead to the south lawn.

A shrub hedge would be placed along the existing cross walk to separate the patio from the main rear lawn.

Several low wattage low profile LED slab lights would be placed within the wall.

The hope is to build this spring, however it is more likely to be built this fall due to the heavy use of the rear lawn area.

Mr. Sharpe asked about building in a floodplain and whether wood would be burned in the fire pit.

The Town Planner noted the application has been sent to John Broker-Campbell for the State required flood review. The proposal actually increases the capacity of the floodplain, thus lessening potential flood impacts. The fire pit would not burn wood.

After discussion, the Board agreed the proposal would be compatible with the Design Review regulations and recommended approval. The VDRB will hear the application at their March 27, 2019 meeting.

III. OTHER BUSINESS - None

VI. NEXT MEETING

The next meeting is scheduled for April 3, 2019. The Town Planner will not be present.

V. ADJOURNMENT

The Board adjourned at 5:30 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner

