



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
May 1, 2019**

Members Present: Don Olson, Jack Rossi, Nancy Sevchenko
Members Absent: Jeff Bendis, Beverly Humpstone
Others Present: Richard Poznysz, Susan Ford, Michael Brands

I. CALL TO ORDER

Chair Pro tem Olson called the meeting to order at 4:00 p.m.

II. PUBLIC HEARING

A. V-3446-19 Richard and Barbara Poznysz

The application is for Design Review approval to install heat pump. The property is located at 47 River Street and zoned Residential Low Density / Design Review.

Mr. Poznysz presented the application.

The Board reviewed numerous photographs and a cutsheet of the heat pump.

A heat pump/AC unit is proposed for the east elevation of the 47 River Street home.

However, due to setback considerations, the unit may have to be placed on the west elevation. There is only 12' between the two homes on the east side. A 15' setback is required.

Numerous photographs of the home and a proposed cut sheet of the unit were viewed.

The project engineer prefers the east side due to shorter runs of heat/coolant tubes.

The most compatible location on the west facade would be to place the unit between the porch and the bay window. The west elevation is also more open and thus more visible to the passing public. Noise from the unit would impact porch sitters.

A large group of Hostas grow on the east front lawn which would serve to screen the unit during warmer months. However, there would be no screening during the colder months.

For noise impacts (52 dBs on cool cycle and 56 dBs on heat cycle), the east location is better. The neighbor to the east has no doors or open areas on this side of the property.

The owner wishes to build a cover with a pitched roof over the unit. He is worried about ice dropping off the second floor roof. He also felt the cover would help screen the unit. A cover could be attached to the home via 2" x 4".

The Board noted there were no actual renderings of the proposed cover, therefore it was difficult to review. The owner submitted a photograph of an electric meter cover.



The heat pump / AC unit measures 32"x 38" x 13". A cover would be much larger than the unit and therefore more visible.

After discussion, the Board asked that the cover discussion be continued under a separate application when a rendering is available for review.

Mr. Rossi suggested placing some woody landscaping such as a shrub, versus building a box around the unit.

Mr. Rossi noted the piping on the building is challenging as it is meant to serve multiple rooms on first and second floors. For this reason, he prefers placement on the east facade as it has less piping and has a more reduced view angle than the west facade.

The owner noted the piping would be painted same color as the trim color of the house.

After further discussion, the Board stated preference for the east side location due the visibility factor.

The Town Planner suggested placing a seasonal cover from Thanksgiving to April 1.

The Board reviewed photos which the proposed tubing, one each for east and west facades.

On the east facade, Board prefers to minimize tubing to two vertical pipes up to the second floor versus the three proposed.

The owner felt there was an issue of drainage, and he would have to ask the engineer if that is possible.

Ms. Sevchenko asked that the minimum amount of piping be used to lessen the visual impact.

Although the Board prefers the east facade location, the owner asked them to review the west side proposal as well.

Much more tubing is required on the west facade. This makes it much more visible. Again the Board asked that the engineer review the tubing to see if it could be reduced. The west side is more open and visible. Tubing should run as close to the trim boards as possible.

After lengthy discussion, the Board noted preference for an east side placement. Tubing runs should be reduced as much as possible. The proposed cover is placed on hold for later review under a separate application.

B. V-3447-19 Shire Woodstock

The application is for Design Review approval to install 4 heat pumps and amend #V-3410-18 to replace proposed deck with hard pack. The property is located at 46 Pleasant Street and zoned Light Commercial / Design Review.

Ms. Ford, attorney, presented the application.

The Board reviewed photographs of the heat pumps as installed and a rendering of the previous approval without heat pumps.

During a CO inspection with the contractor, it was noted that the rear facade of the basement level was changed from that approved. Four AC/heat pump units had been installed.

Ms. Ford submitted photographs of two additional heat pumps that had been placed on the front of the building. Both of these are located behind shrubbery, which screens the units somewhat. The building is setback approximately 200' from Pleasant Street.

The Board in discussing the request asked that the front covers of the units be painted the same color as the siding to make them less visible.

Ms. Ford was uncertain as to whether or not that was possible. She would ask the owners and report back to the Town Planner.

The original permit was approved with a deck along the rear of the basement level guest rooms. The owners prefer to remove the deck and place hard pack instead. The deck is not necessary as the ground level is less than a foot below the door threshold. The hardpack surface would also be more compatible with the riparian buffer which is directly north of the units.

The Board had no issue with removing the deck from the approved plan.

The Board agreed the proposed changes could be considered a minor application to be issued via an administrative permit. The changes are an amendment to an existing permit and they are not visible to the passing public. Additionally, the permit can be issued if the covers are unable to be painted.

III. OTHER BUSINESS

A. Mon Vert - 28 Central Street

The Town Planner showed the Board a photograph of the recent installation of a heat pump/AC unit on the east wall of the Mon Vert Restaurant. The unit was placed without the required DR permits. The owners have been notified but have not yet responded.

B. Woodstock Sports

The Woodstock Sports is renovating their free standing sign. The sign will be rebuilt as is. However, the owners would like to use reflective paint on the sign. The reflective paint would reflect off of the passing car lights at night. The Board noted the sign would be unreadable should reflective paint be used on all portions of the sign. The Board suggested that only the main letters, "Woodstock Sports", be painted with the reflective paint to avoid glare issues.

IV. NEXT MEETING

The next meeting is scheduled for May 15, 2019.

V. ADJOURNMENT

The Board adjourned at 5:30 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner

