



Woodstock, Vermont *The Shire Town of Windsor County*

TOWN - VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

**VILLAGE DEVELOPMENT REVIEW BOARD
WOODSTOCK TOWN HALL
31 THE GREEN
May 8, 2019
DRAFT MINUTES**

MEMBERS PRESENT: Jane Soule, Wendy Spector, Randy Mayhew, Keri Cole
MEMBERS ABSENT: Elizabeth Daniels
OTHERS PRESENT: Richard Poznysz, Michael Brands

I. CALL TO ORDER

The meeting was called to order at 7:30 PM

II. PUBLIC HEARING

A. OLD BUSINESS

None

B. NEW BUSINESS

1. 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 VDRB 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.

Due to setback considerations, the unit may have to be placed on the west elevation. There is only 12' between the applicant's home and the neighbor's home on the east side. A 15' setback is required from property line, which is estimated to be 8'.

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 and fewer condensation drainage issues.



Mr. Poznysz showed the VDRB photographs of both east and west elevations with proposed tubes drawn on. The drawings were not to scale. The west elevation would require more exposed tubing than the east.

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 due to concerns with ice dropping off the second floor roof. The cover would help screen the unit.

The Design Review Board had concerns that there was no actual rendering of the cover. Due to this, the applicant agreed to apply for the cover under separate application at a later date.

The heat pump / AC unit measures 32"x 38" x 13".

The owner noted the tubing would be painted same color as the background material to help the tubing blend in. The unit is not paintable due to warrantee issues.

The VDRB read the Design Review recommendation to approve the application favoring the east facade. The approval of the proposed cover was placed on hold. Placement on the east facade would be substantially less visible than the west.

Mr. Mayhew noted the setback for the east side of the home is nonconforming as it is approximately 8' where 15' feet is required. Alterations or enlargements of nonconforming structures are allowed with a VDRB review per Section 606 B. Non-conforming Structures.

The placement of the 13" wide heat pump/AC unit with 9" spacing would lessen the setback by 21" or less than 25%. The total area of additional noncompliance would measure 21" x 38".

The VDRB reviewed Section 606 B. criteria and agreed the proposed setback alteration complies with the criteria.

Letters from neighbors on both the east and west sides of the property were read noting support for the application.

Testimony was voted closed.

B. V-3447-19 Shire Woodstock

The application is for Design Review approval to install 6 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.

Approved as a minor application due to the fact it's an amendment to an existing permit.

III. OTHER BUSINESS

A. Zoning Officer's Report

The Town Planner discussed the report with the VDRB.

IV. DELIBERATIONS

A. V-3446-19 Poznysz

After discussion the following findings of fact were established:

1. The VDRB reviewed numerous photographs and a cutsheet of the heat pump.
2. A heat pump/AC unit is proposed for the east elevation of the 47 River Street home.
3. Numerous photographs of the home and a proposed cut sheet of the unit were viewed.
4. The project engineer prefers the east side due to shorter runs of heat/coolant tubes and fewer condensation drainage issues.
5. The DRB reviewed photographs of both east and west elevations with proposed tubes drawn on. The drawings were not to scale. The west elevation would require more exposed tubing than the east.
6. 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.
7. 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.
8. After discussion with the Design Review Board, the applicant agreed to apply for the cover under separate application at a later date.
9. The heat pump / AC unit measures 32"x 38" x 13".
10. The owner noted the tubing would be painted same color as the background material to help the tubing blend in. The unit is not paintable due to warrantee issues.
11. The VDRB read the Design Review recommendation to approve the application favoring the east facade. The approval of the proposed cover was placed on hold. Placement on the east facade would be substantially less visible than the west.
12. The VDRB agreed with the east side location preference, but noted the unit would be placed in a non-conforming location.

13. Mr. Mayhew noted the east setback for the entire home is nonconforming as it is approximately 8' where 15' feet is required. Section 606 B. Non-conforming Structures allows alterations or enlargements of nonconforming structures following a VDRB review.
14. The placement of the 13" wide heat pump/AC unit with 9" spacing would lessen the setback by 21" or less than 25%. The total area of additional noncompliance would measure 21" x 38".
15. The VDRB reviewed Section 606 B. criteria and agreed the proposed setback alteration complies with the criteria.
16. Letters from neighbors on both the east and west sides of the property were read noting support for the application.

After additional discussion, Ms. Cole moved with a second by Ms. Spector to approve the application as presented.

The motion was approved with a 4-0 vote.

B V-3447-19 Shire Woodstock LLC - Approved as a Minor Application

V. APPROVAL OF MINUTES

The minutes from April 24, 2019 were approved.

VI. NEXT MEETING

The next meeting of the VDRB will be May 22, 2019.

Ms. Spector will not be able to attend the May 22, 2019 meeting.

VII. ADJOURNMENT

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Michael Brands, AICP
Town Planner