

**DESIGN REVIEW BOARD
DRAFT MINUTES
June 5, 2019**

Members Present: Jeff Bendis, Jack Rossi, Beverly Humpstone, Nancy Sevchenko
Members Absent: Don Olson
Others Present: R. L. Vallee, Les Berge, Sam DiNatale, Michael Brands

I. CALL TO ORDER

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

II. PUBLIC HEARING

A. V-3450-19 Frost Mills Nominee Trust Continued

The application is to obtain Design Review approval for new home. The property is located at 34 Elm Street and zoned Residential Low Density / Design Review.

B. V-3452-19 R. L. Vallee, Inc.

The application is for Conditional Use and Design Review approval to allow 24 hour unmanned service, upgrade 4 multi-product dispensers, change canopy facade and change all existing signage. The property is located at 65 Pleasant Street and zoned Commercial Light Industrial / Design Review.

Mr. Vallee presented the application.

The Board reviewed numerous photographs and renderings.

R. L. Vallee, Inc., a Mobil distributor, has a contract to purchase the former Sunoco gas station. The new owners wish to operate the station as an unmanned facility, 24 hours a day, 7 days a week.

Therefore, all Sunoco signage is to be removed and replaced with Mobil signage.

The main “lolly-pop” Sunoco sign would be removed and replaced with a boxed 44.32 square foot free standing sign to include gas prices and main Mobil sign. The square footage is less than the existing. The post supporting the sign would be in the same location as current support post. The signs would not be internally illuminated.

After discussion, downlit LED fixture (cones) were proposed. Typically, a bar across the top of the sign, with a fixture (one on each side) would be utilized. There were no renderings or cutsheets of the proposed lighting.

Applicant will prepare renderings and cutsheets for the VDRB meeting next week.

The band around the gas canopy would be changed to a Mobil colored blue.

Red “Synergy” signs are proposed to be placed next to each pump. The red structure resembles an inverted hockey stick with “Synergy” written at the top. There would be one for each pump.

After discussion with the Town Planner, Mr. Vallee, realizes the “Synergy” signs are non-compliant with sign regulations and will remove them from the application.

A small red number sign to be placed at top of each pump for identification is proposed.

The Board did not see an issue with these as they are small and are required for safety purposes - pump identification.

An additional change is to replace the lighting elements currently under the canopy. Flat mounted LED fixtures would be placed flush to the canopy ceiling. The fixtures would not be visible. The lumens per fixture needs to be presented to the VDRB.

The applicant will send additional information on the illumination of both the free standing sign and that to be placed under the canopy. The information will be sent to the Design Review Board to enable comment before the VDRB’s June 12th meeting.

After discussion, the Board recommended approval of the request, based on the forthcoming information.

C. V-3453-19 R. L. Vallee, Inc.

The application is for Site Plan and Design Review approval to relocate existing sign, and to change canopy facade. The property is located at 435 Woodstock Road and zoned Commercial Light Industrial / Design Review.

Mr. Vallee presented the application.

The Board reviewed a site plan and numerous photographs and renderings.

The owner wishes to upgrade signage.

A Mobil blue colored band would be added around the top of the gas canopy which is currently solid white.

The proposed red “Synergy” signs would be placed next to each pump. The red structure resembles an inverted hockey stick with “Synergy” written at the top. There would be one for each pump.

After discussion with the Town Planner, Mr. Vallee, realizes the “Synergy” signs are non-compliant with sign regulations and will remove them from the application.

A small number sign colored red meant to identify each pump is proposed.

The Board did not see an issue with these as they are small and are required for safety purposes, pump identification.

The existing free standing sign would be relocated north. It would be placed 29' north of the fire hydrant in the tree lawn along Route 4, in line with the north edge of canopy. The same system of illumination would be used.

After discussion, the Board recommended the request be approved as presented.

D. V-3458-19 Mon Vert Cafe

The application is for Design Review approval to install a heat pump. The property is located at 28 Central Street and zoned Central Commercial / Design Review.

Ms. DiNatale, owner, presented the application.

The Board reviewed numerous photographs and a cut-sheet of the heat pump.

The heat pump was installed over a month ago.

The applicant was reminded that the review is being conducted as if the heat pump was not yet installed.

The applicant noted that energy saving devices, such as a heat pump, are meant to have a less restrictive review.

The heat pump was installed mainly to enable air conditioning within the main room of the restaurant. It will also be a source of heat for the shoulder seasons.

Ms. DiNatale noted there are many heat pumps installed throughout the Village, including the Blue Horse Inn on Church Street and the Village Inn on Pleasant Street.

Chair Bendis noted both proposals had gone through the Design Review process before installation.

In both cases the installations are painted the same color as the building background and the condensers are screened from public view.

Ms. Humpstone felt the condenser should be screened and suggested moving the front patio fence back to provide said screening.

When asked why the condenser was placed so high, the owner noted this is to allow air circulation.

Ms. DiNatale did not desire to relocate the system. She felt it could be painted to match the background color and offered to place a planter with a shrub to help screen the device.

Chair Bendis felt the condenser should be lowered as much as possible to make it less visible and easier to screen with landscaping.

The Board agreed that lowering the heat pump removes it from the main line of sight.

Ms. Sevchenko added that the associated tubing should follow the lines of the building more closely. The horizontal tubing should run parallel to the clapboards. Vertical tubing should run as close to the window trim as possible to follow the line of the window. By doing this, the tubing becomes much less noticeable.

The placement of heat pumps is difficult. A recent request at 47 River Street required numerous discussions with the owner and installer to find the most complying location. The heat pump is placed on the east facade which is much less visible than the west facade. The condenser is ground mounted and screened. The tubing follows the lines of the building.

The Board suggested the owner talk to the installer to see how low the condenser can be placed and to ask about modification of the tubing to follow the lines of the building.

After a lengthy discussion, the Board made the following unanimous recommendation. The condenser shall be relocated as low as possible, at least below the window sill. The tubing shall be relocated to follow the lines of the building, this means horizontal runs should be parallel to the clapboards and vertical lines should be as close to the window trim as possible. The tubing shall be painted to match the color of the clapboards. The condenser shall be screened with shrubbery.

E. V-3459-19 William & Lauran Corson Continued

The application is for Design Review approval to install a heat pump. The property is located at 18 Pleasant Street and zoned Residential High Density / Design Review.

III. OTHER BUSINESS

A. 6 River Street

The home at 6 River Street was recently completed. The contractor asked for a Certificate of Occupancy inspection. The inspection revealed a number of mostly minor changes.

A photograph of the front porch was shown. The original porch was approved flush to the ground. The final item is not flush to the ground and has a narrow band of dentil styled woodwork underneath which does not detract from the style of the building. The Board was okay with this. An amended application will be submitted.

On the rear of the building the lattice work was not placed below the double stair. The Board felt the lattice should be placed or an amended application should be submitted.

On the rear the required flood vents were placed vertically and not horizontally as required. The vents will be relocated as originally permitted.

IV. NEXT MEETING

The next meeting is scheduled for June 19, 2019.

V. ADJOURNMENT

The Board adjourned at 5:05 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner