

**VILLAGE DEVELOPMENT REVIEW BOARD
WOODSTOCK TOWN HALL
31 THE GREEN
June 26, 2019
DRAFT MINUTES**

MEMBERS PRESENT: Jane Soule, Wendy Spector, Keri Cole,
MEMBERS ABSENT: Elizabeth Daniels, Randy Mayhew
OTHERS PRESENT: Francine Monaco, Susan Ford, Eric Tobiason, Lee Barnum Toby
Clyde, Opal Evans, Sam DiNatale, Michael Brands

I. CALL TO ORDER 7:30PM

II. PUBLIC HEARING

A. OLD BUSINESS

1. V-3450-19 Frost Mills Nominee Trust

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.

Ms. Monaco, principle architect, and Ms. Ford, attorney, presented the application. Mr. Tobiason and Ms. Barnum, representing the contractor, were also present.

The Design Review Board recommendation to approve as presented was read. The fence and exterior lights will need approval under separate application.

The Board reviewed renderings, site plan and a model of the home and site.

The home site is somewhat narrow with a steep slope down to the river. The entrance would be from Elm Street. The Elm Street end would be heavily screened with the home built back (130') towards the slope. A garage is proposed between home and street which would further screen the home.

The building envelope for the three story home measures 86' x 46' excluding terrace areas. The garage measures 22' x 28'. Garage and home are connected via an 8' x 20' arbor.

The garage would have a stone facade. The main roof would be slate, dormer roofs would be standing seam. There is no second floor, dormers are placed to allow natural light within.

The main bulk of the home would be sided with Dutch reveal clapboards. Corners would be unpainted brick, staggered and placed on a higher profile as an accent. The main roof would be slate. The front dormer would be slate, rear dormers would be standing seam.

The foundation and chimney would be stone.

The ells off the main structure would be sided with 8" horizontal tongue-in-groove boards. The roofs of these would be metal standing seam. The ells and porches are meant to present a different look and are not meant to mesh perfectly with the main house.

The sides of the main home and the dormers would be white painted clapboard, with a Dutch reveal style. Wood panels would be used as a roof railing along the various porches. The paneled trim along the porch roofs is built to handrail height and not to a safety height. An inner railing would be placed for safety purposes.

The terrace roofs are built as green roofs and would be seeded with Sedum. The roofs have been designed to support regional snow loads. The Sedum would be left to grow and is not meant to be cut.

Double hung 6:9 units are proposed for brick facades. Terrace areas have larger windows meant to capture outdoor views.

There would be no external mechanical equipment, the home would use geothermal systems to provide both heating and cooling.

Large irregular shaped paving stones would be placed in front of garage and in pathways. The stones resemble those used at the Abramson home across Elm Street. There are numerous terrace/garden walls, constructed of 18" tall drylaid stone.

The stone stairway on the north east side would be constructed of large stones set into the hillside. This would provide access to the lower floodplain area.

All construction would be at least 10' behind floodplain line. There would be no impact to the floodplain.

A 6' privacy fence along north and south boundaries would be placed. The fence would be approved under separate permit. The Town Planner noted a 4' height limit is required for front yards. All land on the street side of the garage would be considered the front yard.

The property would be landscaped with numerous garden areas, paths, stone terraces and retaining walls. The home would be visible from Elm Street through the trees and shrubbery.

The application is for design only and does not include the right to build. An administrative permit will be requested at a later date.

Testimony voted close.

B. NEW BUSINESS

1. V-3457-19 El Kam / One The Green

The application is for Conditional Use approval to hold Sunday only monthly music events from May - October. The property is located at 1 The Green and zoned Central Commercial.

Mrs. Evans, co-owner of the Gallery on the Green, presented the application.

In 2018, a permit was granted to the gallery to hold monthly music events from June through October. This was a one per month allowance.

Due to popularity of the event, the owners would like to extend this to include all Sundays from Memorial Day Weekend through the end of October. Having an event every Sunday creates a continuity to the event.

The event is called "Jazz on a Sunday Afternoon".

Total number of musicians per event would be limited to five at one time. Most events have 2-3 musicians on stage at a time.

The events would take place from 1:00 pm to 4:00 pm, although the application states a 5:00 pm closure.

All events would be limited to 70 dBs as measured from the property line. Musicians perform in the main porch/entrance to the gallery.

Attendees would sit or stand on the lawn within the fence area or in the Woodstock Historic Society's driveway. The WHS has granted approval for use of the driveway.

The event has been conducted for a number of years without incident.

The VDRB reviewed the Conditional Use criteria with the applicant.

Testimony was voted close.

2. V-3458-19; Mon Vert Café

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

Ms. DiNatale, owner, presented the application.

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

The heat pump was installed on the east facing wall of the building over two months ago without permit.

The device is very visible to the passing public due to a wide driveway area located between the Mon Vert Café building and the Woodstock Sports building.

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.

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

Ms. Spector noted that heat pumps are allowed but that the visibility factor needs to be reviewed to assure the most compatible location is achieved.

The VDRB read the Design Review recommendation which asked that the heat pump be lowered and that the associated external tubing be rerouted to follow the lines of the building. Particularly, vertical runs should be placed as close as possible to the window trim. The tubing shall be painted to match the color of the clapboards. The condenser shall be screened with shrubbery.

The VDRB agreed that lowering the heat pump removes it from the main line of sight. The top of the device should be no taller than the top of the fence or the windowsill

Ms. DiNatale noted planting in this area would be difficult as it had been used for a driveway for many years.

The VDRB felt the heat pump should be screened with a fence. This would also serve to protect the device from potential damage as the area is an open driveway.

The VDRB noted placement of heat pumps is very difficult with historic buildings, thus requiring a lot of thought before placement.

Ms. DiNatale spoke with the installer, Cota & Cota of White River Junction. However, they were unable to supply an estimate of relocating the device before tonight's meeting.

Ms. DiNatale also noted that heat pumps have been placed at the Blue Horse Inn and the Village Inn.

The Town Planner stated that in both instances the heat pumps were reviewed and approved by the Design Review Board. Both heat pumps are well screened behind shrubbery and the devices were painted to match the color of the background.

Ms. Spector suggested building an enclosure around the device that would be the same style of the patio fence.

Ms. DiNatale offered to paint the heat pump white to match the building color.

Chair Soule cautioned that the installer should be contacted first to assure the warranty allows painting of the device.

Testimony was voted close.

III. DELIBERATIONS

A. V-3450-19 Frost Mills Nominee Trust

After discussion the following findings of fact were established:

1. The Design Review Board recommendation to approve as presented was read. The fence and exterior lights will need approval under separate application.
2. The Board reviewed renderings, site plan and a model of the home and site.
3. The home site is somewhat narrow with a steep slope down to the river. The entrance would be from Elm Street. The Elm Street end would be heavily screened with the home built back (130') towards the slope. A garage is proposed between home and street which would further screen the home.
4. The building envelope for the three story home measures 86' x 46' excluding terrace areas. The garage measures 22' x 28'. Garage and home are connected via an 8' x 20' arbor.
5. The garage would have a stone facade. The main roof would be slate, dormer roofs would be standing seam. There is no second floor, dormers are placed to allow natural light within.
6. The main bulk of the home would be sided with Dutch reveal clapboards. Corners would be unpainted brick, staggered and placed on a higher profile as an accent. The main roof would be slate. The front dormer would be slate, rear dormers would be standing seam.
7. The foundation and chimney would be stone.
8. The ells off the main structure would be sided with 8" horizontal tongue-in-groove boards. The roofs of these would be metal standing seam. The ells and porches are meant to present a different look and are not meant to mesh perfectly with the main house.
9. The sides of the main home and the dormers would be white painted clapboard, with a Dutch reveal style. Wood panels would be used as a roof railing along the

- various porches. The paneled trim along the porch roofs is built to handrail height and not to a safety height. An inner railing would be placed for safety purposes.
10. The terrace roofs are built as green roofs and would be seeded with Sedum. The roofs have been designed to support regional snow loads. The Sedum would be left to grow and is not meant to be cut.
 11. Double hung 6:9 units are proposed for brick facades. Terrace areas have larger windows meant to capture outdoor views.
 12. There would be no external mechanical equipment, the home would use geothermal systems to provide both heating and cooling.
 13. Large irregular shaped paving stones would be placed in front of garage and in pathways. The stones resemble those used at the Abramson home across Elm Street. There are numerous terrace/garden walls, constructed of 18" tall drylaid stone.
 14. The stone stairway on the north east side would be constructed of large stones set into the hillside. This would provide access to the lower floodplain area.
 15. All construction would be at least 10' behind floodplain line. There would be no impact to the floodplain.
 16. A 6' privacy fence along north and south boundaries would be placed. The fence would be approved under separate permit. The Town Planner noted a 4' height limit is required for front yards. All land on the street side of the garage would be considered the front yard.
 17. The property would be landscaped with numerous garden areas, paths, stone terraces and retaining walls. The home would be visible from Elm Street through the trees and shrubbery.
 18. Snow storage areas have been added to the site plan. Snow removal efforts would not have a negative impact on the neighbor's hemlocks.
 19. The application is for design only and does not include the right to build. An administrative permit will be requested at a later date.

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

The motion was approved with a 3-0 vote.

B. V-3457-19 El Kam / Gallery on The Green

After discussion the following findings of fact were established:

1. In 2018, a permit was granted to the gallery to hold monthly music events from June through October. This was a one per month allowance.
2. Due to popularity of the event, the owners would like to extend this to include all Sundays from Memorial Day Weekend through the end of October. Having an event every Sunday creates a continuity to the event. The event would be called "Jazz on a Sunday Afternoon".
3. Total number of musicians per event would be limited to five at one time. Most events have 2-3 musicians on stage at a time.

4. The events would take place from 1:00 pm to 4:00 pm, although the application states a 5:00 pm closure.
5. All events would be limited to 70 dBs as measured from the property line. Musicians perform in the main porch/entrance to the gallery.
6. Attendees would sit or stand on the lawn within the fence area or in the Woodstock Historic Society's driveway. The WHS has granted approval for use of the driveway.
7. The event has been conducted for a number of years without incident.
8. The VDRB reviewed the Conditional Use criteria with the applicant.

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

The motion was approved with a 3-0 vote.

C. V-3458-19 Mon Vert Cafe

After discussion the following findings of fact were established:

1. The VDRB reviewed numerous photographs and a cut-sheet of the heat pump.
2. The heat pump was installed on the east facing wall of the building over two months ago without permit.
3. The device is very visible to the passing public due to a wide driveway area located between the Mon Vert Café building and the Woodstock Sports building.
4. 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.
5. The applicant noted that energy saving devices, such as a heat pump, are meant to have a less restrictive review.
6. The VDRB noted that heat pumps are allowed but that the visibility factor needs to be reviewed to assure the most compatible location is achieved.
7. The Design Review recommendation was read which asked that the heat pump be lowered and that the associated external tubing be rerouted to follow the lines of the building. Particularly, vertical runs should be placed as close as possible to the window trim. The tubing shall be painted to match the color of the clapboards. The condenser shall be screened with shrubbery.
8. The VDRB agreed that it is important to lower the heat pump as that would remove it from the main line of sight. The top of the device should be no taller than the top of the fence or the windowsill.
9. The VDRB agreed the heat pump should be screened with a fence of the style as the patio fence. This would also serve to protect the device from potential damage as the area is an open driveway.
10. The VDRB agreed the heat pump should have been placed on west side of the building as that is the least visible location, however they are willing to take into consideration the relocation costs.

After additional discussion, Ms. Spector moved with a second by Ms. Cole to approve the application with the following conditions:

- 1. The heat pump shall be lowered as much as possible; the top of the device shall not exceed the height of the patio fence.**
- 2. The heat pump shall be enclosed with a fence that matches the patio fence.**

The motion was approved with a 3-0 vote.

IV. APPROVAL OF MINUTES

The minutes of May 22, 2019 and June 10, 2019 minutes were approved as submitted.

V. NEXT MEETING

The next meeting of the VDRB will be July 10, 2019.

The Town Planner will not attend the July 10, 2019 meeting.

VI. ADJOURNMENT

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Michael E. Brands, AICP
Town Planner