

**DESIGN REVIEW BOARD
DRAFT MINUTES
July 3, 2019**

Members Present: Beverly Humpstone, Nancy Sevchenko
Members Absent: Jeff Bendis, Jack Rossi, Don Olson
Others Present: Wendy Marrinan, Rodney Croft, Paula Little, Thomas Little, Michael Brands

I. CALL TO ORDER

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

II. PUBLIC HEARING

A. V-3462-19 Wendy Marrinan

The application is for Design Review approval to install two chimney caps. The property is located at 39 Mountain Avenue and is zoned Residential Low Density / Design Review.

Ms. Marrinan presented the application.

The Board reviewed photographs of the rear of the building and a cutsheet of the proposed chimney caps.

Two chimneys are in need of a vent cap, one serves the oil burner and one serves the wood fireplace.

The vent cap would keep both water and rodents/birds out of the chimney. Both have been on going issues with the chimneys.

The vent has a flat thin metal cover placed over a cylindrical metal lattice.

The silver color of the metal blends in with the color of the sky, making it less visible.

From ground level, only the flat top of the vent would be visible.

After discussion, the Design Review Board recommended approval of the request as a minor application.

B. V-3464-19 Ora E. Paul Post 24

The application is to obtain Design Review approval to remove and replace chimney. Property is located at 59 Central Street and zoned Central Commercial / Design Review.

Mr. Croft, American Legion Commander, presented the application.

The Board reviewed photographs of existing chimney and a rendering of the proposed chimney.

A previous permit allowed a chimney liner and associated vent cap to be placed. However due to the chimney's construction the liner didn't work.

The chimney was built at the same time as the building, +/- 1808. The chimney was built with a 45 degree angle midway.

In order for the chimney to meet today's safety standards, it needs to be straightened out.

To straighten the chimney, the exit through the roof will have to move 12" north. The same style brick chimney would be constructed to resemble the old one as much as possible.

After discussion, the Design Review Board recommended approval of the request as a minor application.

C. V-3467-19 Thomas and Paula Little

The application is to obtain Design Review approval to install heat pump. Property is located at 5 Mountain Avenue and zoned Residential Low Density / Design Review.

Mr. and Mrs. Little presented the application.

The Board reviewed numerous photographs of the building and cutsheets of the existing chimney and a rendering of proposed chimney.

The Littles recently purchase a condominium unit at 5 Mountain Avenue. The unit is on both the second and third floor. The owners wish to have air conditioning and propose a heat pump unit.

The condenser for the heat pump would be placed at ground level on the east edge of the south elevation. An exterior entrance to the basement is located just west and provides a notched like area in which to place the heat pump. A lattice enclosure would be built around the condenser.

The tubing for the condenser would run through the basement to the Mountain Avenue side of the home. It would run over the brick facade to the second and third floor. A pediment styled roof is located between the second and third floors. The plan is to run the tubing over the edge of the roof whereby it protrudes to the outside of the roof before returning to the third floor exterior wall. From this point it would run along the roof edge and then go vertical along the south side of the window. All this tubing would be highly visible from the street.

The Town Planner suggested window mounted air conditioning units may be an option as the AC is only needed for a few months of the year. He then suggested running all tubing through the interior of the building.

The applicants don't like the window mounted units as they are not efficient and would block the windows. They also don't own the first floor and would not be able to run tubing through the first floor interior spaces.

A second suggestion was to run the tubing along the brick and then enter just below the pediment roof for the tubing to run through the interior side of the third floor wall

Tubing would be brown for the brick facades and white for the clapboard facades.

A similar situation would take place on the east side of the home, where the tubing would run along the brick facade before going up and over the roof pediment for entry into the third floor. The third floor has clapboard siding.

After a lengthy discussion, it was agreed the installer should be present to confirm various placements and to offer better options.

All parties agreed to continue the hearing to the July 17, 2019 meeting.

III. OTHER BUSINESS

VI. NEXT MEETING

The next meeting is scheduled for July 17, 2019.

V. ADJOURNMENT

The Board adjourned at 5:10 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner