

**DESIGN REVIEW BOARD
DRAFT MINUTES
July 17, 2019**

Members Present: Jeff Bendis, Jack Rossi, Don Olson, Nancy Sevchenko
Members Absent: Beverly Humpstone
Others Present: Paula Little, Thomas Little, Brian Hernon, Nick O'Brien, Michael Brands

I. CALL TO ORDER

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

II. PUBLIC HEARING

A. 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. Hernon, contractor, presented the application.

The hearing had been continued from the July 3, 2019 meeting, as the contractor was unable to attend.

The Little's primary interest is cooling their condo unit; the heating element is a side benefit.

Mr. Hernon explained the heat pump installation process generically.

A 3.5' wide x 4' tall condenser would be placed on the northeast corner of the building. A entranceway to the basement provides an alcove area which helps screen the device.

A white vinyl lattice enclosure on a pressure treated wood frame would be built to screen the device. The wood would be painted white once the wood ages.

The tubing required for electrics and liquid movement would run through the basement to the mid-point of the north facade. The tubing would then run straight up the building just north of the fire escape to the eave. A short run south along the eave to the window just south of fire escape and down a few feet to enter the building would take place. The north bound run would go around the corner along the eave to the north elevation to the third window. From here it would go down a few feet to enter the kitchen.

A sample of the tubing, Fortress brand, was shown to the Board. The squarish tubing is +/- 6" wide. The run along the eave would use white tubing with brown tubing over the brick surfaces.

The third floor will not be serviced by the heat pump system. Separate seasonally placed window mounted AC units would be placed in the 3rd floor windows. It is too difficult to circumvent the pediment roof element of the building.

The Board asked what happens should all five condo units want the same technology.

The downstairs neighbors have asked to place a heat pump, to be considered under separate application. In their case, the tubing can be run through the basement with no exterior exposure. A second heat pump condenser would be placed next to the Little condenser.

The other three tenants are part time residents that have not expressed a need for the system.

Mr. Rossi asked if the tubing could be placed along the edge of the clapboard where it meets the brick. This would be further south and less visible. A white tube would also better screen over the white clapboards.

Mr. Hernon, felt this was a good idea but worried about the distance of the tubing. The tubing has a limit of 80'. He will calculate the length to see if it is possible.

The tubing is attached to the brick or wood via screws and is well secured.

The tubing could run under the shutters, although shutters would be slightly askew.

After discussion, the Board recommended Option A, that tubing be placed along the clapboard edge on the east side of the building as the preferred option. Option B, tubing running vertically along the north side of the fire escape on the east elevation, would be allowed if option A does not work.

B. V-3470-19 Thomas P. O'Neill III

The application is for Design Review approval to expand existing deck. The property is located at 24 River Street and is zoned Residential Low Density / Design Review.

Mr. O'Brien, contractor, presented the application.

The Board reviewed photographs of the rear of the building and a rendering of the proposed deck expansion.

The existing deck was removed as it was badly infected by ants, and was unsafe.

The owner will rebuild the deck as was with a 5' x 28' expansion.

The rear of the home facing the deck has three sets of sliding glass doors. One set of sliders has no deck in front and is open to the air. To correct this situation a 5' wide deck would be expanded 28' along the south side of the building.

The deck is on river side / rear of the property. The expansion would not be visible by the passing public or neighboring properties.

The deck would have a Trek composite surface. There would be a 42" tall simple white rail around the deck. The expansion would duplicate the original work.

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

C. V-3471-19 Robert Randolph & Karen Branz

The application is to obtain Design Review approval to install chimney. Property is located at 43 Terrace Street and zoned Residential High Density / Design Review.

Mr. Randolph and Ms. Branz presented the application.

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

The home was purchased in February 2019.

The owners hope to install a wood stove.

A chimney for the woodstove would be placed on the back side of the roof, 2' above the roof ridge.

The chimney would be powder coated a flat black color to further screen the device.

The home sits above the street. As such, the chimney would not be visible from the street.

After discussion, the Board agreed the request meets the standards of a minor application and recommend issuance as an administrative permit.

III. OTHER BUSINESS

VI. NEXT MEETING

The next meeting is scheduled for August 7, 2019.

V. ADJOURNMENT

The Board adjourned at 5:10 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner