

**DESIGN REVIEW BOARD  
DRAFT MINUTES  
September 4, 2019**

Members Present: Jeff Bendis, Jack Rossi, Don Olson, Nancy Sevchenko  
Members Absent: Beverly Humpstone  
Others Present: Mark Cohen, Lisa Cass, Michael Brands

**I. CALL TO ORDER**

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

**II. PUBLIC HEARING**

**A. V-3484-19 Mark Cohen and Lisa Cass**

The application is to obtain Design Review approval to install heat pump. Property is located at 3 River Street and zoned Residential Medium Density / Design Review.

Mr. Cohen and Ms. Cass presented the application.

The Board reviewed photographs of the building and a brochure of the proposed heat pump.

The heat pump condenser would be placed on rear of the home, on the northwest corner of the home.

The associated piping for the condenser will run up the rear facade of the home to the second floor. A section will run along the side porch facing the neighbor, again at the rear of the home. The piping will be placed close to window frames to blend in with the architecture as much as possible.

The condenser and the piping would not be viewed from River Street. The unit may be visible from North Street, to the north of the home.

The piping would be painted the same color as the home to help blend in.

The condenser unit is a white color and measures 53" x 42" x 13".

The applicants hope to build an enclosure around the unit and a lattice wall at the rear of the porch for additional screening. These would be done at a later date under separate permit as the exact design is not yet ready.

After discussion, the Board recommended approving the application as presented.

**B. V-3478-19 Biele**

The application is for Design Review Approval to amend Permit #V-3305-17 to Include Moving Skylights Down the Roof, Adding a Shed & Exterior Lighting. The property is located at 17 River Street and is zoned Residential Low Density/Design Review.

Mr. Sorrentino, contractor, representing the owners did not show.  
The application was continued to next meeting.

**III. OTHER BUSINESS**

**A. 39 South Street**

An abandoned home located at 39 South Street is starting to fall apart. Numerous pieces of the porch roof have dropped into the shared driveway. A neighbor wishes to remove the porch roof and leave the porch with handrails as the easiest method of taking care of the issue. The regulations require a demolition permit with an exemption in case of fire or natural disaster. The owner is unable to take care of the home as she is elderly and not in good health with no funds available to repair the roof. There is no current application at the moment.

**B. EDC Street Scape Recommendations**

The Board briefly discussed the list of 29 items that have been recommended by the Economic Development Commission (EDC) to improve the Village streetscape for review at their September 5, 2019 meeting. The Board noted they are not required to review the items per Design Review Regulations, but that they should review them informally before they get installed. As an example, Mr. Olson showed numerous photographs of various trash containers that had been proposed. He plans on attending the meeting. Mr. Rossi stated he would watch the meeting on Facebook.

**VI. NEXT MEETING**

The next meeting is scheduled for September 18, 2019.

**V. ADJOURNMENT**

The Board adjourned at 4:45 pm.

Respectfully submitted,

Michael Brands, AICP  
Town/Village Planner