

**VILLAGE DEVELOPMENT REVIEW BOARD
WOODSTOCK TOWN HALL
31 THE GREEN
September 11, 2019
DRAFT MINUTES**

MEMBERS PRESENT: Jane Soule, Wendy Spector, Keri Cole
MEMBERS ABSENT: Randy Mayhew, One Vacancy
OTHERS PRESENT: Hans Meijer, Ethan Gilmour, Beryl Spencer, Stan Spencer, Mimi Baird, Lisa Cass, Michael Brands

I. CALL TO ORDER 7:30 PM

II. PUBLIC HEARING

A. OLD BUSINESS None

B. NEW BUSINESS

1. 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.

Application was continued, as Mr. Sorrentino, contractor, did not show at the Design Review meeting.

2. V-3479-19 Hans Meijer

The application is for a Variance to allow a subdivision resulting in 2 nonconforming lots. The property is located at 35 River Street and zoned Residential Low Density.

Mr. Meijer presented the application. Mr. Gilmour, surveyor was present.

The VDRB reviewed the proposed subdivision survey and the variance form.

The issue is the proposed lot sizes (12,000 sf - rear and 17,880 sf - front) do not meet the required lot minimum for Residential Low Density, 20,000 square feet.

The two homes, main house on the front and a cottage on the rear, have been existent since 1949. There would be no change to the neighborhood resulting from the subdivision.

Chair Soule noted a variance is a very difficult request to be approved. The VDRB is required to agree with all five statements provided on the variance form.

In this case the owner is asking for two non-conforming lots both under the 20,000 sf minimum for the district. The hardship is created by the owner.

Mr. Meijer is making the variance request mainly on practical and humanitarian consideration as his wife is in an advanced stage of Alzheimer's. This requires sale of the main home. After the sale, he would live in the rear cottage.

The Town Planner noted the two homes could be sold individually via a condominium agreement which does not require zoning approval.

Mr. Meijer's felt this did not meet his needs.

Two letters of support were submitted by neighbors. A third letter from a neighbor did not support the request. Ms. Baird, another neighbor, stated support for the request.

The VDRB recommended the owner pursue a zoning amendment from the Planning Commission.

The Town Planner noted numerous lots along River Street were over zoned in the early 1990s to reduce subdivision potentials. A review of the tax parcel map could potentially create a new district composed of these lots which could include the Meijer lot as well.

After a review of the variance request, the VDRB agreed the applicant does not meet the threshold for approval.

Testimony was voted close.

3. V-3484-19 Mark Cohen and Lisa Cass

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

Ms. Cass presented the application.

The TDRB 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, at the northwest corner.

The associated piping for the condenser would run up the rear facade of the home to the second floor. A section would run along the side porch facing the neighbor, at the rear of the home. The piping would be placed close to window frames to follow the architectural lines as much as possible.

The condenser and the piping would not be viewed from River Street. The unit would 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 later under separate permit as the exact design is not yet ready.

The brochure states the noise level to be 49 dBs on the cooling cycle and 54 dBs on the heating cycle. This is well below the 70 dB's limit stated in the Zoning Regulations.

The Design Review Board's recommendation to approve as presented was read.

Testimony was voted closed.

III. OTHER BUSINESS - None

IV. DELIBERATIONS

A. V-3478-19 Biele Continued

B. V-3479-19 Meijer

After discussion the following findings of fact were established:

1. The VDRB reviewed the proposed subdivision survey and the variance form.
2. The issue is the proposed lot sizes (12,000 sf - rear and 17,880 sf - front) do not meet the required lot minimum for Residential Low Density, 20,000 square feet.
3. The two homes, main house on the front and a cottage on the rear, have been existent since 1949. There would be no change to the neighborhood resulting from the subdivision.
4. Chair Soule noted a variance is a very difficult request to be approved. The VDRB is required to agree with all five statements provided on the variance form.
5. In this case the owner is asking for two non-conforming lots both under the 20,000 sf minimum for the district. The hardship is created by the owner.
6. Mr. Meijer is making the variance request mainly on practical and humanitarian consideration as his wife is in an advanced stage of Alzheimer's. This requires sale of the main home. After the sale, he would live in the rear cottage.

7. After a review of the variance request, the VDRB agreed the applicant does not meet the threshold for approval.

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

The motion was denied with a 0-3 vote.

C. V-3481-19 Cohen/Cass

After discussion the following findings of fact were established:

1. The TDRB reviewed photographs of the building and a brochure of the proposed heat pump.
2. The heat pump condenser would be placed on rear of the home, at the northwest corner.
3. The associated piping for the condenser would run up the rear facade of the home to the second floor. A section would run along the side porch facing the neighbor, at the rear of the home. The piping would be placed close to window frames to follow the architectural lines as much as possible.
4. The condenser and the piping would not be viewed from River Street. The unit would be visible from North Street, to the north of the home.
5. The piping would be painted the same color as the home to help blend in.
6. The condenser unit is a white color and measures 53" x 42" x 13".
7. The brochure states the noise level to be 49 dBs on the cooling cycle and 54 dBs on the heating cycle. This is well below the 70 dBs limit stated in the Zoning Regulations.
8. The Design Review Board's recommendation to approve as presented was read.

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.

IV. APPROVAL OF MINUTES

The minutes of August 28, 2019 were approved as submitted.

V. NEXT MEETING

The next meeting of the VDRB will be September 25, 2019.

VI. ADJOURNMENT

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Michael E. Brands, AICP
Town Planner