

**VILLAGE DESIGN REVIEW BOARD  
WOODSTOCK TOWN HALL  
31 THE GREEN  
September 18, 2019  
DRAFT MINUTES**

Members Present: Jeff Bendis, Don Olson Jack Rossi, Beverly Humpstone, Nancy Sevchenko  
Members Absent: None  
Others Present: Alphonse Sorrentino, Richard Poznysz, Michael Brands

**I. CALL TO ORDER**

Chair Bendis called the meeting to order at 4:00 P.M.

**II. PUBLIC HEARING**

**A. 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, presented the application.

The Board reviewed photographs of the work as finished.

The skylights were lowered on the roof.

The Board agreed they fit the building better in the lower position.

The exterior lighting had been approved under a previous permit. There is no proposed change to lighting.

A brown shed-like structure was added to the south east wall of the newly constructed garage. The shed is constructed of old left over barn boards from a previously placed shed.

The structure is an outdoor shower. It is free standing with three sides, as it is not attached to the garage. The back half of the roof is open to the sky.

The structure was built to be whimsical and not to be a historic structure.

The intent is to be used as a screen for outdoor showers.

It was built to resemble an outhouse, and even has a moon on the door. The shower drains into the ground via a gravel base.

The structure is not visible to the public or the neighbors.

The Design Review Board noted the structure is not compatible with the architecture of the neighborhood.

The Town Planner noted the garage was built with a modern alignment of windows. It was approved because it is hidden in the back yard and placed behind screening, both vegetation and a fence.

After discussion, three members noted they could not recommend approval as it does not meet the Design Review standards. They recommend the structure should be built of the same materials as the garage.

Two members were fine with the proposal as it is small, temporary, meant to be whimsical and is not visible by the general public.

**B. V-3487-19 DAL, LLC**

The application is to obtain Design Review Approval to amend zoning permit #V-3458-19 to relocate heat pump and add doors to rear building. The property is located at 28 Central Street and zoned Central Commercial/Design Review.

The applicants did not attend, the application is continued to next meeting.

**C. V-3488-19 Richard & Barbara Poznysz**

The application is for Design Review approval to amend permit #V-3446-19 to add enclosure for heat pump. The property is located at 34 River Street and zoned Residential Low Density / Design Review.

Mr. Poznysz presented the application.

The Board reviewed renderings of the proposed enclosure to be placed on north facade.

On May 16, 2019 a permit was issued to install a condenser and heat pump.

Owner is now requesting approval to add screening to the cover the condenser.

Owner is very concerned with ice dropping off the two story roof.

The detailed rendering of the front and side views was reviewed.

The roof would be a one piece copper sheet with a slope. The three sides would be clapboard painted to match the home.

The structure measures 37" wide, 40" deep and 48" tall at lowest point and 64" at highest point where is it attached to the home.

The upper triangular portion is permanent. The front as well as the sides are meant to be removed during the air conditioning season. The sides would be placed during the winter months. A carriage bolt with a wingnut would be used for easy mounting of the sides.

Cedar support posts would be visible with the sides off. The intent is to have fluting for some architectural detail to match porch posts.

Two neighbors sent in letters of support.

After discussion, the Board recommended approval as presented

### **III. OTHER**

#### **A. EDC Street Enhancement**

The EDC meeting held September 15, 2016 was discussed. Forty attendees showed up to determine which of the 26 Dubois & King options should be chosen. Both Mr. Olson and Ms. Humpstone attended. Mr. Rossi watched via Facebook. Mr. Olson discussed the proposed trash cans which can be purchased for \$2000 each. He suggested a model be provided to view it on site, however the company making them will not comply.

The bottom line is that any structural components recommended by the EDC should be reviewed by the Design Review Board for compatibility with the Village.

### **IV. ADJOURNMENT**

The meeting was adjourned at 5:15 P.M.

Respectfully submitted,

Michael Brands, AICP  
Town Planner