

**VILLAGE DESIGN REVIEW BOARD
WOODSTOCK TOWN HALL
31 THE GREEN
October 2, 2019
DRAFT MINUTES**

Members Present: Don Olson, Jack Rossi, Beverly Humpstone, Nancy Sevckenko
Members Absent: Jeff Bendis
Others Present: Matt Seiple, Michael Brands

I. CALL TO ORDER

Chair Pro tem Olson called the meeting to order at 4:00 P.M.

II. PUBLIC HEARING

A. V-3487-19 DAL, LLC / Mon Vert Café

The application is for Design Review Approval to amend permit#V-3458-17 to relocate heat pump and renovate doors on rear building. The property is located at 28 Central Street and is zoned Residential Central Commercial/Design Review.

There was no one present to submit the application. The Town Planner noted Ana DiNatale stated via email that she would not be present.

The Board reviewed a photograph (taken in September) of the east side of the building. This shows the condenser unit placed below the window closest to the ADA ramp. The connecting tubes were not moved as suggested.

The Board agreed that had the heat pump been approved before installation, the connecting tubes would have been placed closer to the window frames to blend in better with the architecture.

As currently placed, the connecting tubes are in the middle of the wall and very visible.

Zoning permit V-3458-17 as issued requires the condenser to be lowered and that a fence enclosure be placed on all three sides of the unit to screen it from public view.

After discussion, the Board recommended that the condenser unit be painted the same color as the building wall, so that it is essentially camouflaged. Should the owner paint the unit the same color as the building there would be no need for the fence enclosure.

The Board encouraged the applicant to attend the VDRB meeting to discuss their recommendation.

B. V-3495-19 El-Kam Realty

The application is to obtain Design Review Approval to replace existing window with door. The property is located at 1 The Green and zoned Central Commercial/Design Review.

Mr. Seiple, contractor, presented the application.

A new exterior door is proposed due to a recommendation from State Fire Marshal, Bruce Martin, who stated that to enable use of the second floor an additional egress is required.

The window to the left of the main entrance would be removed and replaced with a simple 9 light exterior door. All trim would match the existing door.

The door would be white, matching building color, to lessen its impact on the front facade. The main door is very formal, a deep green almost black color with full sidelights.

The Board expressed concerns of a tight fit as the window is very close to a wall corner.

The applicant noted all measurements were taken. The proposed door and frame should fit without a problem.

An application to create a second commercial space in the Central Street side of the building is pending. The new door could service this space as well, although main entrance would still be the Central Street door.

The new door would enter directly into a foyer from which one could go up the stairs to the second floor, go through to the new commercial space and/or access a restroom located within the foyer. Additionally, an interior door would be placed for access to the existing Evans gallery to the north side of the building.

The door handle was discussed. It would be a brass lever, but smaller and less massive than the main door handle which is also a brass lever.

After discussion, the Board agreed the proposed door would comply with the Design Review Regulations and recommended approval as presented.

III. OTHER

A. EDC Street Scape Project

Mr. Don Olson talked about the EDC's street scape plans for trash cans. He will attend the Thursday 10/3/19 evening meeting. He proposed the EDC choose the slatted sided model which does a good job of hiding the inner trash container and associated plastic bag liner.

A double unit is available, but all members agreed it was too bulky and too large for our Village sidewalks.

The Board also recommended purchasing a black unit for trash and a green unit for recycled materials.

Mr. Olson prefers a model on-site to see it in location, however the fabricator (Victor Stanley) will not loan a fixture, it would have to be purchased.

IV. ADJOURNMENT

The meeting was adjourned at 4:45 P.M.

Respectfully submitted,

Michael Brands, AICP
Town Planner