

**VILLAGE DESIGN REVIEW BOARD
WOODSTOCK TOWN HALL
31 THE GREEN
October 16, 2019
DRAFT MINUTES**

Members Present: Jeff Bendis, Jack Rossi, Beverly Humpstone, Nancy Sevchenko
Members Absent: Don Olson
Others Present: Lee Barnum, Mark Hall, Mary Franco, Al Sorrentino, Michael Brands

I. CALL TO ORDER

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

II. PUBLIC HEARING

A. V-3497-19 Zack's Place

The application is for Design Review Approval to replace window with a set of French doors on west side of building. The property is located at 73 Central Street and is zoned Central Commercial/Design Review.

Ms. Barnum, contractor, presented the application.

The Board reviewed numerous photographs and a cutsheet of the proposed door.

A large west facing single pane 18 light window is to be removed. A double pane energy efficient French door is proposed for replacement. The current window is old and leaks.

The door would be a wood Pella product.

The two items are of similar size making the transition easy.

The exterior area is a small patio with garden space.

The French door would have 1.25" wide grills placed between glass.

After discussion, the Board agreed the proposed door would comply with the Design Review Regulations and recommended approval as a minor application to be issued administratively.

B. V-3501-19 Mark Hall/Maryse Brand

The application is for Design Review Approval to install two fences. The property is located at 27 The Green and zoned Residential Low Density/Design Review.

Mr. Hall presented the application.

The Board reviewed numerous photographs and a site plan of the proposed fences.

The owners need a fence to protect their young children, 2 and 3 years old. The plan is to fence off the rear portion of the property, which is currently driveway area.

A 3' tall black aluminum fence would be placed along the rear to protect one from the steep bank of the river. The fence has a series of vertical bars that allow views through it. The fence would be 26' long (5' section, 4' gate, 17' section - west to east). There would be a short return to the garage on the west end. The fence would be similar to that placed on the riverbank at 11 The Green. The owners desire the flush bottom version.

Along the rear of the east side (37') and across the driveway (13') a 56" tall wood stockade privacy fence with a 16" lattice topper is proposed. Total height is 6'. The fence would cross the driveway tying into a rear corner of the house (4' section, 4' gate and 5' section).

The neighbors to the east have a picket fence along the front portion of the driveway.

After discussion, the applicant agreed to paint the stockade fence white.

After additional discussion, the Board agreed the proposed fence complies with the Design Review Regulations and recommended approval as presented.

C. V-3502-19 Mary & Mark Franco

The application is to obtain Design Review Approval to install two exterior mounted A/C units. The property is located at 5 School Street and zoned Residential Medium Density/Design Review.

Ms. Franco presented the application.

The Board reviewed numerous photographs and a site plan of proposed condensers.

A heat pump and associated tubing would be placed on the southeast side of home.

The owner proposes 2 Mitsubishi heat pump condensers to be ground mounted at the rear of home. The units are fairly small measuring 32", 9", 12" each.

The associated tubing would run horizontally along the baseboard and vertically along the edge of the window trim to make it less noticeable.

The vertical tube serving the first floor kitchen would be placed along the street side of the rearmost window.

The vertical tube serving the upstairs bedroom would run along the back side of the middle double window.

The tubing would be painted the same color as the clapboards.

A white picket fence matching the existing fence would enclose and screen the two condensers.

The neighbor's home is close, creating a narrow viewpoint from the street. The side yard is planted with numerous shrubs and flowers, creating additional screening.

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

III. OTHER

A. Sorrentino

Mr. Sorrentino, owner of two homes on River Street, asked for an informal review of a proposed fence. The two homes are located one behind the other on separate lots. Due to winter's fast approach, the owner would like to order the fence so it can be installed before the ground freezes.

Photographs of the fences and the neighborhood were reviewed.

Mr. Sorrentino showed two versions of a 6' tall wood stockade fence, one of which had a lattice topper.

The plan is to place the fence along the east side boundary of the two homes. The first fence would be a short run, 25' from front house to rear property line. The second fence would extend 130' to the rear property line of the rear property.

The neighbor to the east has approved placement of the fence.

Via photographs of the properties, the fence would be barely visible and only when the leaves are off. During summer months the fence would not be visible from public points of view.

The Board agreed that the fence could be approved as it is mostly invisible to the passing public.

IV. ADJOURNMENT

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

Respectfully submitted,

Michael Brands, AICP
Town Planner