

**VILLAGE DESIGN REVIEW BOARD
WOODSTOCK TOWN HALL
31 THE GREEN
Wednesday, December 4, 2019**

DRAFT MINUTES

Members Present: Jeff Bendis, Jack Rossi, Don Olson, Nancy Sevchenko
Members Absent: Beverly Humpstone
Others Present: Al Sorrentino, Dan Lasser, Mark Cohen, Lisa Cass, Lynn Beach

I. CALL TO ORDER

Chair Bendis called the meeting to order at 4:02PM.

II. PUBLIC HEARING

A. V-3506-19; Al Sorrentino, owner/applicant; 13B River Street; Parcel #20.51.16.001; Zone: RMD/DR

The application is to obtain Design Review Approval to Install Fence and A/C Unit & Amend Permit #V-3300-17 For Porch Railing, Garage Door and Chimney.

Mr. Sorrentino presented the application.

FENCE

The proposed fence request is for a 6-foot high solid board cedar privacy paneled fence with dado caps on 5"x5"x10' beveled top pressure-treated posts.

The fence would be located along the north side property line for 165 linear feet.

Chair Bendis read a letter of concern received from abutters Mr. & Mrs. Wheeler, whose property borders the north side of the Sorrentino property and who would have full view of the fence.

The Wheelers' expressed their concern that the fence lacked style or ornamentation and suggested lattice or scrollwork on the top of the fence.

Mr. Sorrentino stated the neighbor's suggestion coincides with his wife's design wishes.

A drawing and photo from Middlebury Fence Company were submitted to the Board for review.

The fence would be the same solid cedar board with the addition of a 12", 1"x4" cedar board lattice topper.

The Board inquired whether the neighbors had reviewed the lattice design presented.

Mr. Sorrentino stated due to the late timing of the neighbors' concerns, he has not shown them the new fence design.

Mr. Sorrentino confirmed the total height of the fence with topper would be 6-feet.

The fence is a two-sided fence, both sides are finished.

Ms. Sevchenko questioned the density of the lattice and whether this was the only available lattice design. A photo of the lattice was reviewed from the Middlebury Fence Company website.

Mr. Olson stated the lattice appeared to be a standard lattice design and made the fence a little less plain.

After discussion, the Board agreed the proposed change would be compatible with the Design Review regulations and recommended that the applicant ask the neighbors if this design is acceptable to them.

PORCH RAILING

Mr. Sorrentino requested approval to not construct the vertical style porch railing originally depicted on the permitted house plans.

The Board agreed with the request to remove the porch railing from the house design.

A/C UNIT-HEAT PUMP

The Board reviewed photographs of the garage where the heat pump has been installed, on its north side.

The Mitsubishi M-Series unit is off-white color and measures 53" x 42" x 13".

The A/C unit is in compliance with the 10' sideyard setback.

The proposed privacy fence will provide screening from the neighbor's property as the unit sits lower than the fence.

All piping is internal, there are no visible pipes on the outside of the building.

The condenser would not be seen from River Street due to the home's location directly behind an existing home located at 13 River Street.

The decibel levels for the cooling/heating cycles reflect 51 and 54 dB respectfully and are compliant with regulations.

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

GARAGE DOORS

The renderings of the garage doors on the original permit drawings did not identify glass in the doors but did show a detailed styles and rail design.

The request is for four wood-grained horizontal flat panels, with no glass.

The Board reviewed the photographs.

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

CHIMNEY

Mr. Sorrentino requested approval for a stone chimney instead of the brick chimney design shown on the original permit.

The original drawings of the chimney were rendered as a brick hatching rather than stone.

The stone chimney will match the future front steps which will be stone also.

After discussion, the Board agreed to the requested change from brick to stone for the chimney as the change would comply with the Design Review Regulations and recommended approval, as presented.

B. V-3507-19; DAL, LLC, owner/applicant; 28 Central Street; Parcel #20.52.27.; Zone: CC/DR

The application is to obtain Design Review Approval to Replace Doors on the Storage Barn.

Mr. Lasser, owner, presented the application.

Mr. Lasser explained that a portion of the east facing wall of the barn located behind the Mon Vert Café, rotted and fell out two winters ago. As a fix, a set of old barn doors, located in the barn, was used to close the space left from the fallen wall.

A 6-foot double glass French door unit is also located on the east facing wall of the barn to the right of the barn doors. This door allows access to barn, which is used for storage by the tenant, Mon Vert Café.

The barn styled doors are non-functioning, they were placed to balance the front of the barn. The small windows on the doors provide additional light to the inside the barn.

The trim on the door unit and the decorative barn doors are unpainted.

Ms. Sevchenko inquired whether the owner was planning on painting the trim.

Mr. Lasser is agreeable to paint the trim on both the doors.

There is a minimal threshold on the functional door, which sits very close to the ground, therefore painting of the threshold is not practical.

The location of the barn directly behind Mon Vert Café and facing towards the abutting property owner's building does not make it visible to the passing public.

After discussion, the Board recommended approval that the wood trim on both sets of doors be painted with the proposal that the trim be painted white and that the request be considered a minor application with permit issued via an administrative permit.

C. V-3508-19; Mark Cohen/Lisa Cass, owner/applicant; 3 River Street; Parcel #20.51.08.; Zone: RMD/DR

The application is to Install a Solar Panel on part of the south facing roof of the house.

Ms. Cass and Mr. Cohen, owners, presented the application.

The solar installation would be placed on the south facing portion of the roof between the second floor dormer and the front (eastern) edge of the roof.

This site is the only location that gets enough sun to make this installation viable.

Ms. Sevchenko asked why the owners did not choose to do the entire roof with solar.

Ms. Cass stated that the back portion of the roof is shaded by a large maple tree which provides natural cooling for the home.

The electric company's box will be placed in the back of the house (west side facing North Street) adjacent to the electric meter box and will not be visible from the street.

Chair Bendis stated the Board has limited authority with solar installations as the State's Public Service Board is the regulatory authority. However, the State does allow for the Design Review Board to look at them.

The one point the Board would like to make is to look at minimizing the visibility of the panels. In this case, there are only two possible locations for roof panels and the other location towards the rear of the roof, is not viable.

The location cannot be changed.

The owners received and reviewed the copy of the Solar Panel Guidelines (VDRB-2014) and will work with the installer to the extent they are able to follow those Guidelines.

The panels will be as dark a panel as is available.

Ms. Sevchenko wondered about contrast between the dark matte roof shingles and the panels.

Ms. Cass stated they have control over the racking system and backer color, white or black. With a black panel and black backer and monocrystalline panel which are black, there should be less contrast.

A central inverter will be placed in the basement with the cable from the panels (shown as green in the photograph), will be hidden by the shutter and painted to match the color of the siding to minimize the visibility.

After discussion, the Board recommended approving the application, as presented and subject to the black panels and the piping to be hidden to make them as unobtrusive as possible.

This application will be reviewed by the VDRB as per Section 405 of the Village Zoning Regulations.

D. V-3509-19; Ora E. Paul Post 24, owner; Rodney Croft, agent; 59 Central Street; Parcel #21.52.02.; Zone: CC/DR;

The application is to replace 20 windows.

Rodney Croft, representing Ora E. Paul Post 24, presented the application.

The Post would like to replace 20 interior double hung windows and their exterior aluminum combination windows with 20 Anderson 400 Series windows.

The Board reviewed the photographs of the outside of the building, a close up of the existing interior windows and the cutsheet for the proposed windows.

Mr. Croft stated all the windows in the main building would be replaced. The windows in the ell would not be included.

The windows are proposed to be 6:6 to mimic the existing windows. The new windows will be double-hung, pine construction with Finelight Grilles between the glass in a Colonial Grille pattern with a Grille Bar width of ¾”.

The trim will mimic the existing Colonial trim.

The original windows are circa 1820 with the aluminum combination circa early 1960’s.

Mr. Croft stated the aluminum storms actually preserved the original 1820’s windows.

The replacement will enhance energy efficiency, physical integrity and historical appearance of the 200 year old building.

Ms. Sevchenko stated the Board truly appreciates the expense and consideration for selecting an appropriate style of windows.

Mr. Croft stated that this building is one of the oldest buildings in Woodstock. The Legion takes a lot of pride in ownership and plan to continue to enhance the building. He shared the history of the building which started as a Tavern, a series of shops and then a residence. The brick used for construction was produced in Woodstock.

The American Legion purchased the building in 1919, celebrating 100 years of ownership this past July.

The Board continued historic discussions of the building.

After further discussion, the Board recommended the project to replace 20 windows be approved, as presented clarified that due to the size of the project would not be considered a Minor application.

III. OTHER

None

IV. ADJOURNMENT

The Board adjourned at 4:45 pm.

Respectfully submitted,

Lynn Ellen Beach
Planning & Zoning Assistant