

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

MEMBERS PRESENT: Jane Soule, Wendy Spector, Randy Mayhew
MEMBERS ABSENT: Keri Cole, One Vacancy
OTHERS PRESENT: Lisa Cass, Mark Cohen, Rodney Croft

I. CALL TO ORDER

Chair Soule called the meeting to order at 7:33PM.
The hearing was recorded.

II. PUBLIC HEARING

A. OLD BUSINESS – CONTINUED APPLICATION(S)

1. V-3487-19; DAL, LLC, owner; Sam DiNatale/Mon Vert Café, applicant; 28 Central Street; Parcel #20.52.27.; Zone: CC/DR

This application is to Amend Permit #V-3458-19 To Relocate Heat Pump.

There was no one present to submit the application.

The Board will ask the Town Planner for next steps to take regarding the application.

The application was continued.

B. NEW BUSINESS

1. V-3505-19; John & Karen King, owner/applicant; 34 Watkins Way (formally 25 Lincoln Street); Parcel #24.51.14.; Zone: RHD; To Relocate Catch Basin and Eliminate Upper Rain Garden.

The Application was **WITHDRAWN** and will be re-submitted at a future date.

- 2. V-3506-19; Al Sorrentino, owner/applicant; 13B River Street; Parcel #20.51.16.001; Zone: RMD/DR; To Install Fence and A/C Unit & Amend Permit #V-3300-17 For Porch Railing, Garage Door and Chimney.**

There was no one present to submit the application. The application was continued.

- 3. V-3507-19; DAL, LLC, owner/applicant; 28 Central Street; Parcel #20.52.27.; Zone: CC/DR; To Install Barn Doors on Front of Barn.**

The permit was issued administratively per Design Review Board recommendation that the application be considered a minor application.

- 4. V-3508-19; Mark Cohen/Lisa Cass, owner/applicant; 3 River Street; Parcel #20.51.08.; Zone: RMD/DR; To Install Solar Panel.**

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. Cass stated that the back portion of the same roof is shaded by a large maple tree which the owners do not wish to remove as it 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.

The Board has limited authority with solar installations as the State's Public Service Board is the regulatory authority.

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.

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.

The Design Review Board recommended approval of the application.

Testimony was voted closed.

5. 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 shutter will remain on the building.

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.

The Board continued historic discussions of the building.

The Design Review Board recommended approval of the project.

The Board reviewed Section 405; Design Review Regulations.

Testimony was voted closed.

III. OTHER BUSINESS

1. Zoning Officer’s Report

The Zoning Officer was not in attendance.

IV. DELIBERATIONS

- | | |
|-----------------------|------------------|
| A. V-3487-19 - | Continued |
| B. V-3505-19 - | Withdrawn |
| C. V-3506-19 - | Continued |

D. V-3508-19; Cohen/Cass

After discussion the following findings of fact were established:

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. Cass stated that the back portion of the same roof is shaded by a large maple tree which the owners do not wish to remove as it 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.

The Board has limited authority with solar installations as the State's Public Service Board is the regulatory authority.

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.

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.

The Design Review Board recommended approval of the application.

Testimony was voted closed.

After further discussion, a **MOTION** by Mr. Mayhew to approve the application as presented, with a **SECOND** by Ms. Spector.

The **MOTION** was approved with a 3-0-0 vote.

E. V-3509-19; Ora E. Paul Post 24

After discussion the following findings of fact were established:

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 shutters will remain on the building.

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.

The Design Review Board recommended approval of the project.

The Board reviewed Section 405; Design Review Regulations.

Testimony was voted closed.

After further discussion, a **MOTION** by Mr. Mayhew to approve the application as presented, with a **SECOND** by Ms. Spector.

The **MOTION** passed with a 3-0-0 vote.

V. OPEN DISCUSSION - None

VI. APPROVAL OF MINUTES

The minutes from November 13, 2019 were approved as presented.

VII. NEXT MEETING

The next VDRB Meeting will be January 8, 2020* (December Meeting was 12/25/19)

VIII. ADJOURNMENT

The meeting adjourned at 7:50PM.

Respectfully submitted,

Lynn Ellen Beach
Planning & Zoning Assistant