

**VILLAGE DESIGN REVIEW BOARD
WOODSTOCK TOWN HALL
31 THE GREEN
February 19, 2020
DRAFT MINUTES**

Members Present: Nancy Sevchenko
Members Absent: Don Olson, Jack Rossi, Beverly Humpstone, One Vacancy
Others Present: Graham Hankey, Michael Brands

I. CALL TO ORDER

Chair pro tem Sevchenko called the meeting to order at 4:00 P.M.

II. PUBLIC HEARING

A. V-3516-20 Susan & Doug Laufer

The application is for Design Review Approval to install gutter on front porch. The property is located at 6 River Street and is zoned Residential Low Density/Design Review.

The applicant was unable to attend. The application was continued to the next meeting.

B. V-3517-20 Graham & Alison Hankey

The application is for Design Review Approval to install fence, remove and replace windows and doors and remove portion of side porch. The property is located at 6 Mountain Avenue and is zoned Residential Low Density/Design Review.

Mr. Hankey presented the application.

The Board reviewed numerous photographs of the home and garage.

Mr. Hankey started with proposed changes to the north elevation. On the second floor a series of 4 windows would be removed and replaced with 2 windows.

On the first floor, the door to the west would be removed and replaced with clapboards to match existing walls. The middle entrance would be relocated with a new door installed. A new sconce light was proposed to be placed alongside the door. A new set of stone

steps would be placed in line with the new entrance door. A portion of the deck and associated steps to the west would be removed.

On the south elevation, second story, west side, two narrow casements windows would be replaced with a single fixed 6 pane window. A set of two windows would be replaced with a 6:6 double hung window.

On the first floor west side two awning windows would be replaced with a single 6:6 double hung window.

On the front, north side main entrance, the ceiling mounted light would be replaced with a short hanging barn like fixture. The bulb would be placed well within the bell shape of the fixture.

Ms. Sevchenko asked if the fixture was formal enough to serve over the main entrance door.

On the rear garage/barn, the owner asked to replace the west second floor window to match the 12:12 window on the front side of the building. A security light is proposed to be changed out to a more modern unit with a motion detector. Two goose neck styled barn lights are proposed, one over each bay.

It was noted the motion detector as placed may go off more than the owner desires. Mr. Hankey stated he would rethink placing the motion detector element.

A fence is proposed along River Street. For the moment the Mountain Avenue side of the corner lot would be left open. The owner wishes to tie the property in with the rest of the neighborhood as all other homes have fences along the street.

Two picket style fences were shown, one a standard pointed picket and the other a slightly more formal picket with spindles. The owner will decide by the VDRB meeting which fence is preferred.

An issue with fence placement is the existence of two Hemlock trees on the west end of the lot. The fence would run from the east neighbor to the first Hemlock tree. A section of fence would be placed between the two trees. Another section to the west of the second tree would complete the street frontage.

Ms. Sevchenko suggested the end of the fence should have a higher post to denote the end of the fence.

Mr. Hankey noted he plans to duplicate the style of other fences which would include the taller support posts.

The fence would be placed just inside the sidewalk that runs along the street. A gate would be placed midway to allow entrance to the front porch.

Mr. Hankey will provide more fence details at the VDRB meeting.

The three absent members of the Board reviewed an informal presentation of the application at the February 5, 2020 meeting. At that time, all agreed with the proposals for the house and barn and placement of the fence. Earlier today, Ms. Humpstone had phoned in her recommendation to approve as submitted.

Ms. Sevchenko recommended approval of the application based on her review and the previous comments of the February 5th meeting. The applicant was asked to supply additional fence details at the VDRB meeting.

III. OTHER

IV. ADJOURNMENT

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

Respectfully submitted,

Michael Brands, AICP
Town Planner