

**VILLAGE DEVELOPMENT REVIEW BOARD
WOODSTOCK TOWN HALL
31 THE GREEN
February 26, 2020
DRAFT MINUTES**

MEMBERS PRESENT: Jane Soule, Keri Cole, Randy Mayhew*
MEMBERS ABSENT: Wendy Spector, One Vacancy
OTHERS PRESENT: Chris Ambrose, Michael Brands
* Reviewed Minutes

I. CALL TO ORDER

Chair Soule called the meeting to order at 7:30 PM.

II. PUBLIC HEARINGS

A. OLD BUSINESS - NONE

B. NEW BUSINESS

1. 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. Ambrose, contractor, presented the application.

The VDRB reviewed numerous renderings and photographs of the home and garage.

The proposed changes to the north elevation were reviewed first. 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.

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.

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.

A picket style fence with spindles was presented as it matches the neighbor's fence. A gate would be placed to access the front porch from River Street.

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.

The VDRB read the Design Review minutes recommending approval as presented.

Testimony was voted closed.

III. OTHER BUSINESS

A. Zoning Officer's Report

The report was presented.

IV. DELIBERATIONS

A. V-3517-20 Graham Hankey

After discussion, the following findings of fact were established:

1. The VDRB reviewed numerous renderings and photographs of the home and garage.
2. The proposed changes to the north elevation were reviewed first. On the second floor a series of 4 windows would be removed and replaced with 2 windows.
3. 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.
4. 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.
 5. On the first floor west side two awning windows would be replaced with a single 6:6 double hung window.
 6. 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.
 7. 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.
 8. 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.
 9. A picket style fence with spindles was presented as it matches the neighbor's fence. A gate would be placed to access the front porch from River Street.
 10. 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.
 11. The VDRB read the Design Review minutes recommending approval as presented.

After further discussion, Ms. Cole moved with a second by Ms. Soule to approve the application as presented.

The motion was approved with a 3-0 vote.

V. APPROVAL OF MINUTES

The minutes from February 12, 2020 were approved as presented.

VI. NEXT MEETING

The next VDRB meeting is scheduled for March 11, 2020.

VII. ADJOURNMENT

The meeting adjourned at 8:00 PM.

Respectfully submitted,

Michael Brands, AICP
Town Planner