

**VILLAGE DESIGN REVIEW BOARD
WOODSTOCK TOWN HALL
31 THE GREEN
March 4, 2020
DRAFT MINUTES**

Members Present: Jack Rossi, Nancy Sevchenko, Beverly Humpstone
Members Absent: Don Olson, One Vacancy
Others Present: Doug Laufer*, Isabelle Chicoine, Wendy Marrinan, Lisa Lawlor,
Michael Brands

* Called in

I. CALL TO ORDER

Chair pro tem Rossi 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.

Mr. Laufer called in to present his application, as he is out of town.

Mr. Laufer desires placement of a gutter along his front porch, which is 44' long. The gutter would protect the porch flooring from unnecessary rainwater

The gutter would be placed at a ½" pitch. The high point of the gutter would be the center of the roof lip. This will cause water to drain equally to both sides of the roof. There would be no down spouts. Gravel or a similar material would be placed on the ground where the water drops to prevent erosion.

Hangers would be offset every 2' and would be secured with 3" screws into each roof joist.

The porch roof is metal but not standing seam. The porch is placed along the eave side of the main roof, which is asphalt. The roof has a large surface area and generates a good amount of runoff during rain events.

The Board warned Mr. Laufer that Vermont winters are very damaging to gutter systems due to the freeze/frost cycle. Additionally, the gutter would be mounted on the north side.

Mr. Laufer feels the gutter will work and showed a photo of a gutter across the street.

The Board agreed the proposed gutter would be hardly noticeable as it would blend into the eave line of the porch roof.

After discussion, the Board unanimously recommends approval of the request as a minor application to be granted as an administrative permit. The owner was granted the option of removing the gutter should it not work as planned.

B. V-3518-20 Karim Houry & Isabelle Chicoine

The application is for Design Review Approval to replace fence. The property is located at 61 River Street and is zoned Residential Medium Density/Design Review.

Ms. Chicoine presented the application.

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

There are numerous fence styles in the rear of the bed and breakfast. The main area to be fenced is a garden visited by guests. The current fencing is in need of repair.

A 6' tall stockade wood fence with a 1.5' lattice topper is proposed. The fence is the same on both sides.

There is a gate along the driveway which is left open during the winter to allow snow storage over the garden area. The owner proposes removing two 8' long sections of fence during the winter months instead of replacing the gated entrance.

Two neighbors to the east have different style fencing. Both have agreed to have the fence between the B&B and their properties replaced with the stockade/lattice fence.

Ms. Marrinan, an abutter, noted her support in person. Ms. Marrinan's fence is a +/- 5' tall picket/spindle fence. The proposed fence would be much sturdier and would also be taller, thus enhancing privacy.

The Board agreed the proposed fence is a significant improvement over the existing fencing and that it meets the standards of Section 405 Design Review District.

There are no new areas to be fenced, the application is to replace existing sections of fencing.

After discussion, the Board unanimously recommends approval of the request as a minor application to be granted as an administrative permit.

III. OTHER

A. Lisa Lawlor

Ms. Lawlor a long time (21 year) Maple Street resident attended a Design Review Board meeting with the intent of becoming a member. She noted a desire to participate on a board and felt the Design Review Board to be a good match. She has no design background and has a growing affection for the Village architecture. Ms. Lawlor will submit a letter to the Trustees to enable an interview.

IV. ADJOURNMENT

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

Respectfully submitted,

Michael Brands, AICP
Town Planner