

**WOODSTOCK DESIGN REVIEW BOARD
WOODSTOCK TOWN HALL
31 THE GREEN
June 3, 2020**

DRAFT MINUTES

MEMBERS PRESENT: Nancy Sevchenko, Beverly Humpstone
MEMBERS ABSENT: Jack Rossi
OTHERS PRESENT: Neal Leitner, Debra and Roger Amato, Bob Hager,
Tom Hasson, Dail Frates, Phil Neumann

I. CALL TO ORDER 4:00 PM

II. PUBLIC HEARING

A. V-3536-20; Roger & Debra Amato, owner; Tom Hasson, agent; 35 River Street (Garage); Parcel #23.51.13; Zone: RLD/DR; To Construct 336 sq. ft. Bedroom Addition.

The town planner presented the application for a 336 sq. ft. addition to an existing 445 sq. ft. detached apartment. The addition would extend the structure to the east into the existing driveway. The existing roofline would be continued eastward 14 feet into the driveway parking area. The southwest facing upper window would be removed. The northwest elevation would be the front of the detached apartment with a front door and two six over nothing windows. The southeast elevation would have one window. The siding would match the wooden siding on the existing detached apartment and the color would continue to be green. Board members discussed the style of windows. They discussed the importance of installing windows that match the character of the surrounding homes. The applicants, Debra and Roger Amato discussed the need for the expansion of the existing detached apartment. They said the former owner of the property had sold the property to the Amato's for family health reasons. The former property owner wishes to live in the detached apartment. Since the apartment is a small studio apartment of approximately 450 square feet, the 336 square foot addition would allow for expanded living space and a small bedroom for the tenant. Further discussion ensued about the four elevations and the design elements of the elevations. Once the discussion of design elements finished, Neal Leitner mentioned that he received a couple emails with concerns from neighboring properties. Neal proceeded to read the emails verbatim. The first email was from the Sligar's at 16 Mountain Avenue. It read as follows:

As the owners of 16 Mountain Avenue, Jim Sligar and Diana Sattelberger we object to the application for the following reasons:

The proposed addition will negatively impact our view, whether seen from ground level or from upper floors. While the trees between our properties have now leafed out, for most of the year there is a completely unobstructed view of the existing shed and proposed addition from several neighboring properties.

With the proposed addition, the structure will appear to double in size and will be uncontestedly prominent in the viewshed.

The design of the shed and the proposed addition is not in keeping with the design features of the properties in the rest of the neighborhood.

The second email from 18 Mountain Avenue was read verbatim. It read as follows:

As my small backyard abuts the construction being proposed by the owners of 35 River Street, I would like to express reservations about this project.

I moved into my house at 18 Mountain Avenue in the late 1970s. A fence separated my property line with that of 35 River Street. Directly behind the fence was a green house. A small wooden building served as a work shed for Mr. Fountain, a former owner of 35 River. Mr. Fountain sold plants.

The property was sold to the artist and Gallery 2 owner Ellison Lieberman who turned the shed into her painting studio. The studio was eventually rented to one individual. After the death of Mrs. Lieberman, the next owner also rented the studio to a different single individual. And now the shed is about to undergo another renovation.

This is a beautiful and unique property. But the "view shed" lines up closely to several other properties. The renovation is extensive. It will obstruct the existing feeling of these properties. The future use of the building will impact these same homes. We live in close quarters in these grouping of houses so we are impacted by each other's adjustments.

*With concern,
Mimi Baird*

A discussion about the concerns raised ensued. The town planner showed photos taken from the site to show the driveway, proposed addition location on the driveway as well as the view towards 16 & 18 Mountain Avenue. While looking at the photos, the board discussed the potential impacts the proposed addition would have on the neighboring properties. They specifically discussed the design elements of the facades that would face the properties on Mountain Avenue. Tom Hasson and the Amato's reassured the board that they plan on using high quality materials and will make sure the addition is not detrimental to the neighbors in the back. The board held a conversation about design impacts of what is existing and what is proposed, and weighed the pros and cons. Dail Frates was in attendance and mentioned that as a neighbor, she thought the addition improved the view of 35 River Street and recalled the piles of trash that used to be on the driveway adjacent to the existing detached living unit. She expressed gratitude to the new homeowners on cleaning up the property.

The board brought discussion back to the board and summarized the points made from comments, neighbors, and the applicants. They pointed out that the extension of the structure continues the roofline out an additional 14 feet and does not increase the height of the structure or add unnecessary bulk. They thought the addition was conservative and in keeping of the architectural style of the existing building and also in terms of what an accessory apartment unit in a back yard should look like, as an accessory structure subordinate to the main dwelling.

A motion was made to approve the application as submitted.

Motion passed 2-0.

B. V-3537-20; Robert & Honoré Hager, owner/applicant; 22 The Green; Parcel #23.55.05.; Zone: RMD/DR; To Install Iron Railings on Front Steps.

The town planner presented the application for railings on the front steps of the house at 22 The Green. The applicant, Bob Hager, introduced the project to the board and the reasoning for them. Bob mentioned that they have many older visitors that visit them and are worried for their safety as they use the steps to access the front door. The railings proposed are to be similar in style to the railings across the green at the Town Hall. The board discussed the number of rail posts and the placement of the railings. After discussion of the aesthetics and placement of the railings, a motion was made to approve the application as submitted.

Motion passed 2-0.

C. V-3539-20; Village of Woodstock, owner/applicant; 40 South Street, Vail Field; Parcel #23.56.53; Zone: COM/DR; To Repair Tennis & Basketball Courts & Fencing.

The town planner presented the application. The application is a repair and replace project. The existing size and materials of the tennis and basketball courts will remain the same. The fencing will be replaced with the same materials, along with the fabric mesh covering. A discussion about the state of disrepair and the need to replace the courts ensued.

A motion was made to approve the application as submitted.

Motion passed 2-0.

III. NEW BUSINESS

A. Informal discussion re: Proposed Vermont State Historic placard at 67 South Street, George Hart house.

The town planner introduced the history behind 67 South Street. The Vermont National Historic Board has identified it as a historic home since George Hart lived there. The important role he played in the Civil War makes his former residence historically important enough for the State to recommend placing a historic placard on the property. The board discussed the size and materials and decided to offer a recommendation to proceed, so that the property owners could continue the historic placard placement process with the State.

IV. NEXT MEETING The next meeting is scheduled for June 17, 2020.

V. ADJOURNMENT The meeting was adjourned at 5:30 p.m.

Respectfully Submitted,

*Neal Leitner
Town Planner*