

WOODSTOCK VILLAGE DESIGN REVIEW BOARD
CONFERENCE CALL
Wednesday, August 5, 2020 – 4:00PM
MEETING MINUTES

MEMBERS PRESENT: Nancy Sevchenko, Beverly Humpstone, Phil Neuberg, Larry Zeitlin

MEMBERS ABSENT: Jack Rossi

OTHERS PRESENT: Neal Leitner, Rolf Diamant, Wendy Marrinan, Olivia Martin

I. CALL TO ORDER 4:00 P.M.

II. PUBLIC HEARING

- A. V-3560-20;** Rolf Diamant, owner/applicant; 4 River Street; Parcel #20.52.07.; Zone: RLD/DR; To Construct Enclosure for Propane Tank.

Applicant Rolf Diamant introduced the project to the board. He said that the existing propane tank on the side of the house is uncovered and receives ice damage in the winters from ice falling off the roof of the house. The applicant proposes a 4 foot by 4 foot enclosure with a singled roof to protect the propane tank. The wooden lattice proposed around the propane tank would be painted the same color of the house. The applicant mentioned that his neighbors have been asking him to do this for some time.

The board discussed the lattice and color matching briefly with the applicant.

Beverly Humpstone stated that she thought the proposed roofing material looks nice and has no issues with the project.

The board agreed the project was an improvement.

A motion was made to approve the application as submitted; it was seconded.

Motion passed 4-0.

B. V-3563-20; Wendy Marrinan, owner/applicant; 39 Mountain Avenue; Parcel #23.51.34.; Zone: RLD/DR; To Restore Stone Wall, Front Stone Walk, Add Retaining Wall & Patio.

Applicant Wendy Marrinan introduced her project to the board. It includes an approximately 18-24 inch tall landscaping stone garden wall, the restoration of an 18 inch tall stone wall in the front yard, a restored stone walkway to the front porch and a stone patio in the back garden area.

Beverly Humpstone noted that the stone wall project appears to have started already. She said the stone path looked complete and is not what is depicted in the application materials. She also noted that the wall along the front of her property looks different compared to the before photograph. She noted that the casual nature of the stone wall has been altered to a more formal rock wall.

Wendy Marrinan responded that the same stones were used in the restoration of the wall. She said it's being done professionally, and the focus is on stability of the wall to prevent it from falling over like it did before. She said the project is started, but not finished. She stressed that this is not a new wall, it is in the same location and uses the same stones as before.

Nancy Sevckenko said the wall looks nice but waiting until she received approval would have been more appropriate.

Wendy Marrinan apologized and mentioned that she thought that repairing the existing wall did not need approval from the board.

The board discussed the repair and replace exemption and stressed that it is for replacement or repair only when it looks the same as it was previously.

Wendy Marrinan continued to discuss the new stone landscaping wall in the side yard would be installed with stones so that it matches the existing stone wall in the front.

Phil Neuberg asked what the purpose of the new wall is.

Wendy Marrinan replied that it is for a vegetable garden.

Beverly Humpstone mentioned that Wendy should take a photo of the stone wall being restored and completed in the front to show the

VDRB what the new garden wall would look like, since that is the wall that needs a permit from the VDRB.

The stone walkway was discussed. The board thought the uniform edges could be softened to give a better aesthetic.

The stone patio in the rear was discussed. The stones would be large natural shaped stones put together to form a flat surface for the picnic table.

Nancy Sevchenko asked the board if they can recommend the project so that it can go to the VDRB.

Beverly Humpstone motioned that she can recommend approval but that the applicant should include a photo of the stone wall being restored or reconstructed in the front so that the VDRB has a clear picture of what the new proposed stone wall would look like.

The motion was seconded.

Motion passed 4-0.

C. V-3566-20; Geoff Martin, owner/applicant; 51 River Street; Parcel #23.51.26.; Zone: RLD/DR; To Install 2 Heat Pumps.

Applicant Olivia Martin described the project to the board. Two heat pumps would be installed. One heat pump would be installed on the north side of the house in front of the fence and one would be located behind the shed in the rear of the property.

Two-line sets, one per heat pump, would be installed on the wall of the house. The line sets would be painted to match the existing paint color of the house. The heat pumps would be enclosed with a roofed enclosure to screen the heat pumps.

The board discussed the size of the heat pumps. They also discussed the placement.

The board thought that the heat pump on the north side of the house in front of the fence might be better if it was place behind the fence so that it could not be seen. They recommended that the applicant look into that to see if it could be a feasible option. If not, the proposed screening would be required.

A motion was made to approve as submitted, but to look into the option of moving one of the units behind the fence. It was seconded.

Motion passed 4-0.

III. OTHER

IV. ADJOURNMENT

Meeting adjourned at 5:45PM.
