

**WOODSTOCK
VILLAGE DEVELOPMENT REVIEW BOARD
AUGUST 12, 2020
ZOOM CONFERENCE CALL**

MEETING MINUTES

MEMBERS PRESENT: Randy Mayhew, Wendy Spector, Jane Soule
MEMBERS ABSENT: Keri Cole, One Vacancy
OTHERS PRESENT: Neal Leitner, Wendy Marrinan, Geoff Martin

I. OPENING OF MEETING

Chair Jane Soule called the meeting to order at 7:30 p.m.

II. PUBLIC HEARING

1. **V-3560-20;** Rolf Diamant, owner/applicant; 4 River Street; Parcel #20.52.07.; Zone: RLD/DR; To Construct Enclosure for Propane Tank. **<Deemed a Minor Application by Design Review>**
2. **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 application to the board. She is doing a general landscaping project in her front and side/rear yards. As part of her project, she will be constructing a new rock wall for a vegetable garden plot. The rock wall will be approximately 18-24 inches high to create a flat semi-raised area for a garden. The rock wall will closely resemble the rock wall in the front yard. Photographs of the 18" high rock wall in the front yard were reviewed by the board. She explained the entirety of the landscaping project to the board, which included repair of the existing rock wall in the front yard, installation of a rock and stone front walkway to replace and repair the existing stone walkway, and a new stone patio in the rear or side yard for a picnic table.

The board discussed the minutes from the August 5th design review board meeting. The design review board requested that the applicant submit photos of the recently restored front wall fence to the VDRB so that the board can see an image of what the proposed new stone wall in the side/rear yard would look like.

Randy Mayhew stated that the only item in the application that requires review from the VDRB is the new stone wall.

The board agreed that the new stone wall is the item under board review.

Wendy Marrinan explained that the proposed rock wall would include a couple stone steps to allow for access to the garden once it is completed.

No members of the public had any comments on the application.

The board voted to closed testimony on the item.

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

Applicant Geoff Martin introduced the project to the board. He would like to install two heat pumps for his house. The first heat pump would be placed on the side yard just in front of the fence that shields the backyard from view. The second heat pump would be installed in the rear behind the shed and would not be visible from River Road. Two vertical line sets, one for each pump would be installed above the heat pumps along the exterior wall of the house. The horizontal line sets are installed in the basement, so are not visible from the exterior of the house.

Wendy Spector asked if the line sets would be painted to match the color of the house.

Geoff Martin replied that the line sets are installed white but can be painted to match the house.

Wendy Spector asked what color the house is, Geoff Martin responded that the house is yellow.

Wendy noted that the design review board recommended installing the heat pump on the side yard behind the fence if possible. She asked the applicant if that is an option.

Geoff Martin replied that it is not an option because there is a roofline that slopes downward right behind the fence and any snow would fall onto the unit. Even if they were to build something directly over it, the snow coming off the roof slope would build up around the unit and potentially causing it to fail. He mentioned that ARC mechanical recommended against citing it in that location.

Randy Mayhew mentioned he thought the permit should say that the line sets or conduits from the heat pumps should always match the color of the house, whatever color that may be.

Wendy Spector asked the applicant about screening the heat pump that would be visible from the street. She pointed out that according to the Design Review Board minutes, they recommended screening for the heat pump if it could not be placed behind the fence. The design review board did not specify a specific screening type. She asked him what type of screening he would like to use.

The applicant said that he is willing to screen the heat pump and is open to ideas. He provided an example from a neighbor that the board reviewed. The board discussed screening options with the applicant.

Randy Mayhew mentioned that fence screening could be appropriate, and landscaping screening could work as well.

The board voted to close testimony on the item.

I. OTHER BUSINESS

1. Zoning Officer's Report

II. DELIBERATIONS

1. V-3560-20 <Deemed a Minor Application>

2. V-3563-20

The board discussed the application which included various landscaping elements.

The proposed rock garden wall was identified as the item that the VDRB has jurisdiction over.

As the proposed rock wall is a new structural element to property in the Design Review District, Section 405.B.1.d. requires approval from the VDRB.

The proposal meets the criteria for approval as per Section 405.G.

The rock wall would have a maximum height of approximately 24", which is under the maximum allowable height for a fence in the RLD district.

Randy Mayhew made a motion to approve the application as submitted. It was seconded by Wendy Spector.

Motion passed 3-0.

3. V-3566-20

The board discussed the application which included two heat pumps and two vertical line sets servicing the heat pumps on a residential home in the RLD district.

One heat pump would be located behind the house and not visible from neighboring properties or the street.

The other heat pump would be located in front of the fence that delineates the rear yard on the north side of the home.

The board reviewed the design review board minutes and asked if the heat pump could be located behind the fence.

The applicant stated that ARC, the heat pump installer, informed him that it could not be located there due to the roof line and snow load concerns which could damage the heat pump.

The board asked that the applicant screen the heat pump since it could not be placed behind the fence, as per the recommendation from the design review board.

As the proposed heat pumps are new exterior elements to home in the Design Review District, Section 405.B.1.d. requires approval from the VDRB.

The proposal meets the criteria for approval as per Section 405.G.

Randy Mayhew made a motion to approve the application as submitted with the condition that the line sets are painted to match the color of the house, and that the heat pump on the side yard be screened from view using a fence to match the existing fence or evergreen vegetation. It was seconded by Wendy Spector.

Motion passed 3-0.

III. OPEN DISCUSSION

IV. APPROVAL OF MINUTES

The minutes of July 22, 2020 were reviewed. Randy Mayhew made a number of typographical changes to the minutes. After reviewing the typographical errors, the minutes were approved by the board.

V. NEXT MEETING

August 26, 2020

VI. ADJOURNMENT

A motion was made to adjourn the meeting. It was seconded.

Meeting adjourned at 8:25 PM.
