

WOODSTOCK VILLAGE DESIGN REVIEW BOARD

Wednesday, October 7, 2020 – 4:00PM

MEETING MINUTES

MEMBERS PRESENT: Nancy Sevcenko, Phil Neuberg, Larry Zeitlin, Beverly Humpstone, Jack Rossi

MEMBERS ABSENT: none

OTHERS PRESENT: Neal Leitner, Kit Mead, Bill Corson, Rodney Croft, Mary Croft, Lee Barnum, Erik Tobiason, Eva Douzinas, Nate Worden, Florence Short

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

II. PUBLIC HEARINGS – NEW

A. V-3588-20; Frost Mills Nominee Trust/Eva Douzinas, owner; Colby & Tobiason Builders, agent; 45 Elm Street; Parcel #20.52.04.; Zone: RHD/DR; For Design Revisions to House & Garage & Expand Garage Footprint.

Applicant’s agent Lee Barnum introduced the project to the board for their review. A single-family house at 45 Elm Street received town approval in 2018. Construction on the house has begun, and some design revisions are being requested.

The revisions to the garage include:

Change the footprint.

Change to wood siding with stone from stone veneer.

Change to standing seam metal roof to slate.

Add cupola and revise gable on north façade; delete gable from south side.

The revisions to the house include:

Revise wing on south side to match the northeast wing, with floor to ceiling windows and exterior columns. Add exterior access stair to basement.

Change proposed roof material from slate to cedar shingle.

Change chimney to brick from stone.

Increase slope of south facing porch roof and change material to metal standing seam.

Add solar array on south facing roof.

Delete geothermal mechanical system and replace with VRF system. Condensers to be located on the south side of the garage.

Lee Barnum described each component of the application.

The board agreed that a brick chimney would match the house better than a stone chimney.

Roofing materials were discussed. The proposed slate roof on the main home will be cedar shingles instead. A standing seam roof is proposed for the garage.

The board discussed the proposed changes to the roof. Overall, they agreed with the changes, but noted that the previously proposed slate roof was preferable.

The solar panels on the roof were then discussed.

The board expressed concern over the solar panels and their visibility.

A neighbor residing at 41 Elm Street, Florence Short, stated that she has no objections to the proposed solar panels on the west half of the south facing roof over the main house.

Lee Barnum mentioned that there is a hillside to the south of the property, and existing trees would help reduce any visual impacts they would have. She noted that they would not be visible from Elm Street.

After a discussion with the architect and the applicant's agent, the board requested some additional photos from adjacent lots and Elm Street to show the VDRB any potential visual impact that the solar panels might have.

The board then discussed the heat pumps and their location. They were concerned about snow falling from the roof over the heat pumps. While they are not visible, the board suggested affixing them to the wall of the house so the roof eaves could shelter the units from snow.

A motion to approve the application as submitted, with the additional photos for the VDRB was made. It was seconded.

Motion passed 5-0.

- B. V-3589-20;** Frost Mills Nominee Trust/Eva Douzinas, owner; Ellaway Property Services, agent; 4 Benson Place; Parcel #20.52.04.; Zone: RHD/DR; To Place 7' x 12' Shed and Screening for A/C Units.

Applicant's agent Kit Mead introduced the project to the board for their review. The applicant would like to construct a 7' X 12' shed for yard supply storage. The applicant also wishes to install a cedar lattice screening fence, approximately 5'7" high, around the existing A/C units on the south side of the house at 4 Benson Place.

The board first discussed the shed. The siding and materials would match the house with cedar siding and a pale blue trim.

Phil Neuberg asked if the trim could be a light brown instead.

Kit Mead said the applicant would really like to use the pale blue to match the house.

Phil Neuberg said it's not visible and he would be fine with that.

Jak Rossi commented that the lattice fence would be unnecessary since there is shrubbery screening the A/C units already. He recommended using evergreen shrubs if winter is a concern since the current shrubbery is deciduous.

He also thought the privacy screen feels like an extra, differently patterned suburban structure, bringing more attention to an already blank building facade.

Kit Mead mentioned that the design of the lattice fence would blend with the house since it will also be constructed of cedar and will be stained the same stain as the house.

The board discussed the height of the fence and the deciduous shrubbery. They also discussed the proposed materials of the fence and generally thought that it would match the house.

A motion was made to approve the application as submitted.

Motion passed 4-1 Jack Rossi

- C. **V-3591-20**; Ora E. Paul Post 24, owner; Rodney Croft, agent; 59 Central Street; Parcel #21.52.02.; Zone: CC/DR; To Place New Storm Door & Replace Sidelights on Front Door.

Rodney Croft, representing the American Legion Ora E. Paul Post 24 described the project to the board. He proposes to replace the storm door with a glass door containing one horizontal mullion roughly halfway up the door at the level of the door handle. The mullion would line up with one of the mullions on the existing front door. The glass door with white trim would expose the front door visually. The front door is a nice old door that is currently covered up with an older storm door.

He explained that the side lights on the building currently have plexiglass on the exterior, which is used for weather protection. He proposes to replace the plexiglass with a sidelight from Anderson windows. The existing sidelights would remain, just the plexiglass would be removed and replaced by new sidelights.

Jack Rossi commented that the proposed sidelights have square windows. The existing sidelights have rectangular windows, so when the new sidelights are installed in the place of the plexiglass in front of the existing sidelights, the squares would not match up with the rectangular windows.

Phil Neuberg asked if sidelights with rectangular windows could be used instead.

Rodney Croft responded that the square windows were the only windows available by the manufacturer.

Phil Neuberg asked if Rodney could look a little further into sidelights with rectangular windows to match the existing sidelights. Or, as another option, he mentioned that the sidelights could be completely replaced with one insulated sidelight.

The board said the doubled-up sidelights might be hard to clean in between and collect bugs and debris.

The board agreed with Phil and Jack's comments and thought the sidelights would look better if the windowpanes were rectangular to match the existing sidelights.

The board motioned to approve the storm door replacement with the recommendation to replace the sidelights with a model that has rectangular windowpanes to match the existing sidelights.

Motion passed 5-0.

III. OTHER

IV. ADJOURNMENT
