

**WOODSTOCK  
VILLAGE DESIGN REVIEW BOARD  
OCTOBER 21, 2020  
ZOOM MEETING MINUTES**

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

**MEMBERS ABSENT:** Jack Rossi

**OTHERS PRESENT:** Neal Leitner, David Shastany, Daniel Zee

**I. CALL TO ORDER 7:30PM**

**II. PUBLIC HEARING**

**I. PUBLIC HEARINGS – NEW**

**V-3595-20;** David Shastany, owner/applicant; 75 Pleasant Street; Parcel #21.53.14.; Zone: RHD/DR; To Construct New Home Within Buffer.

Applicant and builder David Shastany introduced his application to the board for their review. He proposes to build a one-story with basement single-family house of approximately 1,064 square feet at 75 Pleasant Street.

Discussion of the proposed materials from roofing to siding ensued. The siding would be cedar shingle, the roof would be asphalt shingles.

The windows were discussed. Beverly Humpstone thought a 6 over 6 window would be better than the 4 over 0 windows proposed.

The town planner showed images of adjacent homes to the board. They noted that the windows on adjacent structures are 2 over 2.

The applicant mentioned that the windows could look nice with a 2 over 0.

The board discussed the windows and agreed that using 2 over 0 windows throughout the proposed house would look good and would be in keeping with the character of the surrounding houses and structures.

Phil Neuberg asked the applicant if the roof over the front porch could be standing seam metal instead of asphalt shingle.

The applicant responded that the porch can be changed to a standing seam metal roof, but the roof over the house cannot be standing seam since it would be cost prohibitive as he is hoping to sell this house as an affordable unit.

The board agreed that a standing seam metal roof would look good over the porch.

A motion was made to approve the application as submitted with the condition that the windows are 2 over 0 and the porch roof is standing seam metal.

**Motion passed 4-0.**

**V-3596-20;** 39 South LLC, owner/applicant; 39 South Street; Parcel #23.55.22.; Zone: RO/DR; To Replace Roof, All Windows, Existing Porch & Add Parking Area.

Applicant Daniel Zee introduced his project to the board. He recently purchased 39 South Street which is in a stat which requires some extensive rehabilitation. He is proposing to replace the roof and windows first to secure the house from winter conditions. Then he would like to reconstruct the existing front porch that was demolished earlier this year when the Fire Marshal tagged the porch as a health and safety hazard.

The porch dimensions would remain the same as the previous porch. The footprint of the house will not be increased. The applicant stated he is not adding any square footage. He mentioned that he wishes to re-paint the house white.

The roof would be a black double rock standing seam metal roof. The board agreed that the roof material is appropriate.

The board discussed windows. The proposed windows on the house are 2 over 2. Beverly Humpstone thought 6 over 6 would look better. Phil Neuberg thought the windows should match throughout the house. After a brief discussion, the board thought that 2 over 2 windows would work for the house.

The upstairs windows also have shutters. The applicant expressed his desire to remove the shutters. The board discussed the existing shutters. They concluded that the shutters on all of the upstairs windows should remain, but the first-floor windows do not have to have shutters.

The front porch was discussed. The board requested more information on the material and design of the porch and posts to make a decision. The existing front porch is 6 feet wide and will not be widened or narrowed. The front porch will retain the existing footprint. The applicant said he can provide more details on the porch and come back at the next meeting with the porch design for review.

The applicant also explained that he will be installing a gravel parking area for two cars in between 39 South Street and 37 South Street. Design Review has no jurisdiction over this part of the application. The parking area has no setbacks but must be located within the property. The property line is between 39 and 37 South Street is located 12 feet south of the south side of the house at 37 South Street.

The board made a motion to approve the roof and the window replacements. The porch will be reviewed at the next meeting when the applicant provides further details. The motion was seconded.

**Motion passed 4-0.**

**V-3598-20;** DEW Ottauquechee, LLC, (OHC)owner/applicant; 32 Pleasant Street; Parcel #21.51.24.001; Zone: COM/DR; To Reconfigure Parking Lot, Add Gable Roof Over Door, Replace Window with Door.

The board needed additional information to consider this item. The applicant or the applicant's agent was not present at the meeting. The item was continued to the November 4<sup>th</sup> Design Review Board meeting.

**Motion passed 4-0.**

**III. Meeting Adjourned at 6:00pm**