

**WOODSTOCK VILLAGE DESIGN REVIEW BOARD  
ZOOM MEETING**

**Wednesday, January 6, 2020 – 4:00PM**

**MEETING MINUTES**

**MEMBERS PRESENT:** Nancy Sevchenko, Phil Neuberg, Larry Zeitlin, Jack Rossi

**MEMBERS ABSENT:** Beverly Humpstone

**OTHERS PRESENT:** Neal Leitner, Mary Beth Huffstetler, Bill Corson, Thomas McCaughey,

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

**II. PUBLIC HEARINGS –**

- A. V-3608-20;** Mary Beth Huffstetler, owner/applicant; 20 Pleasant Street; Parcel #21.51.27.; Zone: RHD/DR; To Replace Asphalt Roof on Front & Side of House with Black Metal Roof.

Neal Leitner introduced the project to the board for their review. The current asphalt roof needs to be replaced. The homeowner would like to replace the current front and side asphalt roof with a metal standing seam roof. The back side of the house currently has a metal standing seam roof. The new roof will be matte black and will face the road.

Phil Neuberg said inspected the property and believes this would be an appropriate solution.

Bill Corson asked for a diagram, and Neal Leitner provided one on the screen of the roof to be replaced. Bill Corson asked what part of the roof again will be replaced. Mary Beth Huffstetler stated the asphalt portion of the current house roof will be replaced with metal standing seam. Jack Rossi asked if the new metal roof will match the existing metal roof on the back of the house. Mary Beth Huffstetler said it is going to be close, it will be a matte black to match the color the asphalt currently is.

Nancy Sevchenko asked how the snow will fall around the front door. Mary Beth Huffstetler noted that there is a front gable to protect the door and the snow will fall to the sides of the door.

Larry Zeitler asked Bill Corson if he had any comments or concerns. Bill Corson said no, other than it will be a different color, but that should not be a problem. Mary Beth Huffstetler stated it is exactly the same as three other new roofs that have been replaced on the same street. Thomas McCaughey stated he has no objection, but did have questions about the dumpster placement, and requests it be as far away from his

house as possible. Mary Beth Huffstetler said the dumpster most likely would be in her driveway. He would prefer the dumpster be as far away from his bay window as possible.

Nancy Sevcenko asked about the roofs across the street, if they are the front facing, or side roof. Mary Beth Huffstetler stated they are the front facing roofs. Larry Zeitler and Jack Rossi stated they have no concerns. Nancy Sevcenko said she will also go along.

The board recommended this as a minor application.

A motion was made for the application as submitted.

**Motion passed 4-0**

- B. V- 3609-20;** David McNeff, John Syme Agent; 57 River Street; Parcel # 23.51.28; Zone:RLD; Enclose half of back porch into living space and make existing roof and doors match.

John Syme, the builder, introduced the project to the board for their review. The homeowner would like to enclose the back porch to add 200 sq. ft to the living space. There will be four sets of two Andersen windows put in, and one Andersen sliding door, that will open to an outdoor living eating area. John noted there is a foundation under the back porch, which will allow heat to come in from the basement.

Phil Neuberg clarified this is the porch that faces the backyard. Nancy Sevcenko also asked if this was the porch facing the road. The agent confirmed it is the back porch.

Phil Neuberg commented it is visible from Mountain Avenue but not the one (River Street) that is causing him dire concern.

John Syme clarified it is an application to enclose half of the existing back porch. He believes the existing back porch is new, within the past four or five years.

Phil Neuberg then noted that the homes on that street all have open front porches, and it would be a problem for him if it was the front porch and is relieved that it is not the front porch.

John Syme stated that half of the back porch will also remain open.

Phil Neuberg asked about the siding under the windows. John Syme said it will remain the same as the rest of the house, which is currently clapboard, and the trim will also remain the same.

John Syme then asked if the homeowner will need shutters, as the rest of the home has shutters. Phil Neuberg stated that with the kind of windows being put in, he would not recommend shutters. Nancy Sevchenko questioned how shutters would fit. John Syme commented that the shutters would need to be narrow.

Phil Neuberg brought up that he cares more about the choice of siding material being used on the enclosure, as to reflect it is a newer modification to the home and asked how the other members felt about the siding.

Nancy Sevchenko said she would prefer clapboard, which is existing on the house. Jack Rossi said he feels 50/50 and because it is being turned into a living space he is okay with the clapboard, but does understand Phil's point. John Syme said he is fine with whatever the review board wants but does think the clapboard will look better. Larry Zeitlin said he was slightly leaning toward the siding but would not object either way and suggested the homeowner picks.

Phil Neuberg mentioned that because of the style of the windows, it may be better to have different siding. John Syme also clarified that the sliding door would open to the back porch.

Neal Leitner noted a guidance from the National Historic Registry that supported Phil Neuberg's suggestion regarding differentiating siding on additions on historical buildings.

Nancy Sevchenko agreed to toss it back to the homeowner. John Syme noted that the time frame is currently 6-7 weeks, and he is awaiting approval from the board to order the windows. The homeowner strongly prefers siding to match the existing siding on the house.

A motion was made to approve the design and table final approval pending selection of final material for siding.

**Motion Passed 4-0.**

**III. OTHER**

**IV. ADJOURNMENT**

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