

PUBLIC MEETING MINUTES
VILLAGE OF WOODSTOCK, VERMONT
31 The Green
Woodstock, VT 05091
(802) 457-7515

VILLAGE DESIGN ADVISORY COMMITTEE
Wednesday, November 1, 2023 at 4:00 PM

Members Present: Phil Neuberg, Chair, Beverly Humpstone, Vice Chair, Larry Zeitlin

Staff Present: Steven Bauer and Stephanie Appelfeller

Public Present: Andrew Winter, Bill Kelsy, Adam Morse, Matt Giffin, Paul Simon

Called to Order:

Phil Neuberg called the meeting to order at 4:05 PM.

Adjustment to Agenda: Phil Neuberg moved the approval of meeting minutes to first item on agenda.

Approval of Minutes:

A. Phil Neuberg motioned to accept the 10/18/23 minutes as printed.

Larry Zeitlin seconded the motion.

All voted in Favor 3-0.

PUBLIC HEARINGS

A. **V-0016-24: Twin Pines Housing Trust**

Location: 34-38 Pleasant Street

Parcel ID: 21.51.22

Proposed Development:

To remove two existing multi-household buildings, renovate two existing multi-household buildings and construct a new multi-household building.

Andrew Winter explained Mellishwood is a senior housing apartment complex that was constructed in the 1970s and has not been renovated. Two of the existing buildings are historical. The plans includes demolition of the northwest building first and construction a new building in its place. Once completed, phase 2 will relocate tenants into the new building, then will rehab the two existing historic buildings.

Adam Morse met with David Green regarding the site plan layout and David Green has approved the proposed site plan for emergency services. Adam Morse mentioned all buildings will be sprinkled. There are 29 parking spaces and 4 ADA spaces. Drainage will be added under the parking area. Propane and dumpster enclosures will be added on northeast side of property, currently does not have enclosures.

Matt Giffin explained the proposed sprinkler systems is commercial grade in which every part of building will be sprinkled.

Phil Neuberg inquired if the new building is set back as far back as possible on the site. Matt Giffin explained it could go slightly further back but that would be in the flood zone and on a steep bank.

Andrew Winter spoke with a state historic preservationist and explained landscaping will help blend in the new building. Some trees will need to be removed to create accessibility. Benches and art features will be added at the back of site.

Matt Giffin explained the back of the historic brick building is not accessible and they plan to add accessibility on the rear side of building. The new building will have 28 units, and there are 7 units in historic brick building and 4 units in historical white clapboard building.

Bev Humpstone expressed concern about the height of the new building. Matt Giffin agreed to try to make the building look smaller in the next rendering. Andrew Winter mentioned the Ottawaquechee Health building is similar to what they want it to construct. Bev suggested trying a mansard roof for a lower height appearance. Matt Giffin mentioned the state historic preservation suggested painting the new building white, may use a cement board material.

Phil Neiberg asked if possible to get flyover of the new entry path and to provide the height of each building. Steven Bauer requested a landscaping plan. Adam Morse confirmed the site has a slope with an elevation change of 2 feet lower at north end of site. The new building will be mostly slab with a small basement for storage units.

Phil Neuberg replied that he preferred storm windows and to leave the arches on the existing brick building. Steven Bauer explained continuity of windows is most important. Phil Neuberg suggested 2 over 2 windows, if replacing. Matt Giffin said the roof is in good shape, and the new building will match the existing asphalt shingles. Steven Bauer suggested being consistent with asphalt shingle on all buildings.

Solar may be added to the new roof or located off site. Mechanicals will be added on flat portion of the new building's roof at back of building with no visibility from street.

The committee suggested for the next meeting to try a mansard roof design or bring down pitch of roof to help with height appearance.

The applicant will present at the December 6, 2023, meeting and will meet the committee for a walk through of the site the week of November 13, 2023.

Other Business:

Adjournment:

Phil Neuberg adjourned meeting at 5:50pm