

**VILLAGE DEVELOPMENT REVIEW BOARD  
DRAFT MINUTES  
April 12, 2017**

**MEMBERS PRESENT:** Jane Soule, Randy Mayhew, Keri Cole, Wendy Spector

**MEMBERS ABSENT:** Keri Cole, One Vacancy

**OTHERS PRESENT:** Randolph Paxton, Alfonse Sorrentino, Betsy Wheeler, Don Wheeler, Christine Kamm

**I. CALL TO ORDER:**

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

**II. PUBLIC HEARINGS:**

**A. New Business:**

**1. V-2299-17                      Randolph Paxton**

The application is for Conditional Use, Short Term Rental Approval to use property as a Short Term Rental. The property is located at 28 Pleasant Street and is zoned Residential High Density, Design Review District.

Mr. Paxton presented the application.

The VDRB Board reviewed the floor plan, site plan and the Short Term Rental statement.

The rental unit is located in the accessory building that currently also houses a flower studio. The unit is located at the back of the building and has a separate entrance on the North elevation of the studio, facing the Ottawaquechee River.

Parking is sufficient. There are six spaces total.

It was noted that the State Fire Marshall has inspected the unit and asked for modifications to be adjusted for which Mr. Paxton has complied.

**Randy Mahew moved to close testimony. Wendy Spector seconded. Motion passed 3-0.**

**2. V-3300-17 Alfonso Sorrentino**

The application is for Conditional Use, Conservation District Overlay and Design Review Approval to construct a 2230 Single Family Dwelling with 413 sq. ft. garage and 440 sq. ft. porch & to modify previously approved building envelope and place accessory structure within the side setback. The property is located at 13 River Street and is zoned Residential Low Density/Design Review. Alfonso Sorrentino presented the application.

Mr. Sorrentino stated that he has met with both the Conservation Commission and the Design Review Board. The DR had some suggestions about the window and door positions.

Mr. Sorrentino discussed the updated plans as revised on April 6, 2017 which were changed to meet the recommendations of the Design Review Board.

He noted that he attended the Design Review Board meeting with another set of plans because he was bothered by the triangular window configuration on the South Elevation as originally submitted.

The original drawing of the South elevation had two sets of french doors with triangular windows above the doors and the East elevation had four 6 x 1 windows to the left of the front door.

In the drawing submitted at the April 5, 2017 Design Review meeting, the roofline on the South elevation was the same, but he had eliminated the doors and changed the windows to two sets of double stepped windows. The East elevation was changed from a configuration of four ( 6 x 1) windows to two glass 2 x 4 doors separated by two 6 x 1 windows.

The Design Review Board felt that the four windows on the East elevation as originally submitted were more compatible than the doors/window combination from the plans dated April 5, 2017 and recommended keeping the four window configuration as originally submitted.

The Design Review Board also recommended, and Mr. Sorrentino agreed that two doors with transoms above on the South elevation would be preferable over the original and revised plans.

The Board asked about exterior lighting. Mr. Sorrentino stated that there would be no exterior lighting.

The Board reviewed the site plan.

Screening between the abutters, Mr. and Mrs. Wheeler was discussed.

Mr. Sorrentino stated that he has discussed landscaping with Mr. Wheeler but he

did not include a landscaping plan as part of this application as it is not indicated in the regulations that such a plan is required.

Don Wheeler, abutter, addressed the board. He stated that he has not given any formal landscaping ideas to Mr. Sorrentino, but feels that some sort of evergreen screening between the garage and the setback and a combination of deciduous trees and under plantings between his existing house and the new house would be desirable.

Betsy Wheeler, abutter, noted the disrepair of the split rail fence and stated that she would appreciate if it was to be replaced. Mr. Sorrentino agreed that he would replace the split rail fence.

It was noted that because the applicant has met setback that there was no regulations stating that a landscaping plan would be contingent upon approval of the application.

The applicant has agreed to talk with the Mr. and Mrs. Wheeler and come up with a landscaping plan that is agreeable.

**Wendy Spector moved to close testimony. Randy Mayhew seconded. The motion 3-0.**

**IV. DELIBERATIONS:**

**A. V-2299-17 Randolph Paxton**

1. The VDRB reviewed floor plans and a site plan of the property.
2. The home is located at 28 Pleasant Street.
3. The Board reviewed the Short Term Rental requirements which state the home cannot be rented out more than 6 times per year.
4. The applicant has completed the requested changes from the State Fire Marshall. A permit is forthcoming.
5. Two parking spaces are required. There are six spaces total.
6. The owner will be in residence as noted on the Short Term Conditional Use Support Statement.

**Randy Mayhew moved to approve the application as presented subject to the Fire Marshall's approval. Wendy Spector seconded. Motion passed 3-0.**

**B. V-3300-17 Alfonse Sorrentino**

1. The VDRB reviewed the floor plans, site plans and revised elevation plans as recommended by the Design Review Board
2. The property is located at 13 River Street on an adjoining lot of Mr. Sorrentino's current home.

3. The application is to construct a 2230 single family dwelling with 413 sq. ft. garage and 440 sq. ft. porch and to modify previously approved building envelope and place accessory structure within the side setback.
4. The Conservation Commission has reviewed and approved the placement of the structure on the lot.
5. The Design Review Board has reviewed the elevations as originally submitted on March 10, 2017 as well as the revised drawings submitted at the meeting on April 5, 2017.
6. The Design Review Board recommended retaining the original window configuration on the East elevation of the four (6 x 1) windows.
7. The Design Review Board also recommended, and the applicant agreed that two doors with transoms above on the South elevation would be preferable over the original and revised plans.
8. There will be no exterior lighting.
9. Abutter, Don Wheeler addressed the board regarding landscaping, stating that some sort of evergreen screening between the garage and the setback and a combination of deciduous trees and under plantings between his existing house and the new house would be desirable.
10. Abutter, Betsy Wheeler expressed her desire to see the current split rail fence that is in disrepair be replaced.
11. The applicant agreed to replace the split rail fence.
12. The applicant has agreed to talk with the Mr. and Mrs. Wheeler and come up with a landscaping plan that is agreeable.

**Wendy Spector moved that board approve revision date 4/6/17, noting that Mr. Sorrentino and the Wheelers are going to work out a screening plan. Randy Mayhew seconded. Motion passed 3-0.**

**V. OTHER BUSINESS**  
**None**

**VII. ADJOURNMENT:**  
The Board adjourned at 8:00 p.m.

Respectfully submitted,  
(from tape)

Renee L. Vondle  
Assistant Zoning Administrator

