

**SOUTH WOODSTOCK DESIGN REVIEW BOARD  
DRAFT MINUTES  
May 17, 2016**

**Members Present:** Glenn Soule, Charles Humpstone, Lyman Shove  
**Members Absent:** None  
**Others Present:** Luke Underwood, Jody Loring, Michael Brands

**I. Opening**

Chair Soule opened the meeting at 7:30 pm.

**II. PUBLIC HEARING**

**A. T-2805-16 Jody Loring**

Application is for Design Review approval to construct a 2002 sq. ft. garage which includes 872 sq. ft. in living space. The property is located at 4398 Church Hill Road and is zoned Residential Low Density / Design Review.

Ms. Loring presented the application.

The Board reviewed numerous renderings of the proposed structure.

The applicant originally received a permit to renovate a structure on the same site in 2011. The work was not done and in 2013, a permit was granted to remove the older structure.

The proposed renderings are the same with minor changes as the rendering approved in 2011.

A 26' x 36' two car garage is proposed on the first floor. A 14' x 14' patio with an overhead trellis would be centered on the rear elevation. The south side would have a 6' tall stockade privacy fence.

A one bedroom and bath living unit is proposed on the second floor. There is no kitchen, therefore this is not an apartment.

The front would have two foldable garage doors that resemble carriage styled doors. There would be two 4 over 1, 30" x 52" Andersons, 400 Series with a small 4 pane windows placed on a diagonal in the peak of the second floor.

The first floor rear elevation would have a centered four light door with a 4 over 1 window on the north side.

The second floor rear elevation would have two 4 over 1 windows with a small 4 pane window placed on a diagonal in the peak.

Red cedar clap boards would be used for siding except for the second floor of the rear and front elevations which would have cedar shake shingle siding.

A shed dormer with two 4 over 1 windows would be placed on the north elevation.

A shed dormer with three smaller 4 pane windows would be placed on the south elevation.

After discussion, the Board recommended approval as presented.

**B. T-4778-16 KVI Holding, LLC**

Application is for Design Review approval to replace roofs with metal standing seam roof. The property is located at 4778 South Road and is zoned Inn / Design Review.

Mr. Underwood, manager, presented the application.

The Board reviewed photographs of the rear building on which the roof is to be changed.

The front roof is old cedar shakes. The shakes are in a deteriorating condition and need to be repaired.

The rear of the roof is an old metal roof.

The entire roof would be replaced with a brown standing seam roof.

A permit had been granted in 2002 for the same work but was never acted on.

After discussion, the Board recommended approval as presented.

**III. Adjournment**

The meeting adjourned at 7:45 pm

Respectfully submitted,

Michael Brands, AICP  
Town Planner