

**SOUTH WOODSTOCK DESIGN REVIEW BOARD
DRAFT MINUTES
December 20, 2016**

Members Present: Glenn Soule
Members Absent: Charles Humpstone, Lyman Shove
Others Present: Chris Ambrose, Michael Brands

I. Opening

Chair Soule opened the meeting at 7:30 pm.

II. PUBLIC HEARING

A. T-4711-16 Christopher & Brigitte Ambrose

Application is for Design Review and Conditional Use approval to convert to residential, remove garage, exterior building changes, create parking and use property as a Short Term Rental. The property is located at 4979 South Road and is zoned Residential Low Density / Design Review.

Mr. Ambrose presented the application.

The Board reviewed numerous photographs of the existing structure, renderings of the proposed changes and proposed floor plans.

The applicant received a permit in July 2016 to flood proof existing structure. The current application is to convert a former wood shop to a 3 bedroom residence.

On the west (street) elevation: 1) double doors on the north end would be removed, 2) extend small roof cover over middle two windows, 3) replace 4 window units with Andersen windows ½ as tall, 4) remove existing garage and convert to parking, 5) replace shingle siding with clapboards, 6) replace single doors with new doors, and 7) add two exterior lights.

The street side windows are being shortened to create privacy for the residents. The two middle second story windows would remain full length. The structure is very close to the road.

On the south elevation: 1) remove garage, 2) add 4 new windows, and 3) replace window in attic with 2' x 3' gable attic vent.

An existing 2' tall x 8' long stone retaining wall would be increased to 4' tall at the rear of the proposed parking lot. The two car parking area is to the south of the building in the same location as the removed garage.

On the east (rear) elevation: 1) remove two porch wings and retain centered two story porch, 2) add stairs from upper to lower deck inside porch areas, 3) remove board and batten siding on upper deck and add railing, 4) add 2 sets of french doors from the porch to the interior living area, 5) convert double windows on either side of porch to triple windows, and 6) raise the grade up against the home by 2' to protect the foundation.

On the north elevation: 1) change windows in the current locations with new insert units, and 2) convert the window in attic to a 2' x 3' wooden gable attic vent.

The Flood Hazard impact and the Short Term Rental request will be reviewed by the TDRB on December 27, 2016.

The Town Planner showed a photograph of the building taken in the early 1930's. There have been very few changes since. An attached sawdust shed was added to the south end of the building. The applicant's renovation would remove the shed.

The previous owner noted that the structure has always been sided with shingles and stated a preference that the shingle siding be retained.

The applicant noted the shingles are expensive to replace, and the current ones are too old and brittle to be retained.

The Board asked that the applicant consider retaining the shingles instead of replacing with clapboard siding.

After discussion, the Board recommended approval as presented with the retention of a shingle siding.

III. Adjournment

The meeting adjourned at 7:55 pm

Respectfully submitted,

Michael Brands, AICP
Town Planner