



Woodstock, Vermont The Shire Town of Windsor County

TOWN - VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

**SOUTH WOODSTOCK DESIGN REVIEW BOARD
DRAFT MINUTES
May 21, 2019**

Members Present: Glenn Soule, Lyman Shove, Charles Humpstone
Members Absent: None
Others Present: Les Berge, Charan Kaur, Chris Higgins, Michael Brands

I. OPENING

Chair Soule opened the meeting at 7:30 pm.

II. PUBLIC HEARING

A. T-4906-19 Ellen LeFever

Application is for Design Review approval to modify north porch. The property is located at 61 Academy Circle and is Residential Low Density / Design Review.

Mr. Berge, contractor, presented the application.

The Board reviewed photographs of the building and proposed renderings of the porch.

The owner wishes to modify a north facing porch.

The porch is not visible by the general public.

Two bench type chairs with high backs which face each other would be removed.

The stairs would be moved to exit to the side towards the west.

Railings would be placed along the east and north sides of the porch and along the stairs.

After discussion, the Board recommended approval of the request as presented.

B. T-4907-19 Charan Kaur

Application is for Design Review approval to install generator. The property is located at 4778 South Road and is zoned Inn / Design Review.

Ms. Kaur presented the application.

The Board reviewed a site map and a cutsheet of the proposed generator.

The generator is sitting in location on a cement slab. It is not yet connected.

The dark beige colored generator measures 139" x 45.4 x 66.8".



The selected location is behind (west) and north of the main inn building. There is a short rise to the neighbor's property.

Once screened the generator should not be visible.
The owner proposes using hemlock trees.

An opening within the screening is required for maintenance and would face south towards the inn. There is a pond to the west.

Mr. Humpstone asked that care be taken to lend some "character" to the hedge, such as a mixture of shrubs.

The Town Planner suggested staggering the hemlocks to create a denser cover which would help mitigate noise issues.

After discussion, the Board recommended approval as presented.

C. T-4908-19 Charan Kaur

Application is for Design Review approval to install generator. The property is located at 4800 South Road and is zoned Hamlet Commercial / Design Review.

Ms. Kaur presented the application.

The Board reviewed a site map and a cutsheet of the proposed generator.

The generator is sitting in location on a cement slab. It is not yet connected.

The dark beige colored generator measures 89.8" x 32.9" x 46.5".

The selected location is behind the store and slightly north. The location is visible from the Church Hill Route 106 intersection.

However, once screened the generator should not be visible.

The owner proposes using hemlock trees.

An opening within the screening is required for maintenance and would face south towards the store's rear parking lot.

Mr. Humpstone asked that care be taken to lend some "character" to the hedge, such as a mixture of shrubs.

The Town Planner suggested staggering the hemlocks to create a denser cover which would help mitigate noise issues.

After discussion, the Board recommended approval as presented.

III. Adjournment

The meeting adjourned at 7:50 pm.

Respectfully submitted,

Michael Brands, AICP
Town Planner