

Minutes: South Woodstock Design Advisory Committee Meeting

November 19, 2024 at 7:30 PM. South Woodstock Fire Department

In Attendance:

Committee Members, Glenn Soule, Chair; Charles Humpstone, and Paul (Chip) Kendall.

Public: None

Staff: Mike Tuller, Planning & Zoning Director

Meeting Commenced at 7:30 PM.

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Agenda Item: T-0015-25: James Bryant – 4411 Church Hill Road

Location: Parcel ID: 33.01.04.000

Review Type: Design Review Approval Proposed Development

To construct a 1,024 SF detached two-vehicle garage 24' x 36' and a half balcony.

Meeting Discussion:

Applicants James and Lynn Bryant shared their plan to construct a two-vehicle garage on the historic schoolhouse property. Two sites were conceptualized for the garage location and based on communications with neighbors it was decided to place the proposed garage location along the existing driveway that fronts Church Hill Road. The garage would be located on the north side of the existing driveway entrance.

Mr. Bryant referenced a desire not to replicate garage as a “mini schoolhouse,” but to carry a similar design theme with the garage to be in keeping with the original design of the schoolhouse, where hip roofs are not a great design in Vermont due to snow shedding impacts.

Mr. Bryant asked if there was a preference of angling the garage structure or making it perpendicular to the driveway, which was preferred by their designer. The Committee thought the angled design was fine as submitted. It was acknowledged there was a garage previously located in this area of the property years ago, but it was subsequently demolished.

It was acknowledged by the Committee that an old well was capped off close to the project area for the garage use years ago, where identifying the buried structure prior to site work is imperative.

It was referenced the cupola detail looked more like a sugarhouse feature than a schoolhouse cupola. No changes to the cupola design were offered and no amendments were recommended by the Committee members.

Mr. Bryant inquired if the Committee would prefer a black or white standing seam roof. The Committee referenced black and dark grey roofs are complimentary to historic white buildings, but they qualified that they do not officially rule on colors in their reviews. No decision was made regarding a roof design.

The South Woodstock Design Advisory Committee unanimously agreed 3-0 in favor of the project moving forward to the Town Development Review Board, as originally presented.

Meeting Concluded at 7:50 PM.

Respectfully,

Mike Tuller
Woodstock Planning & Zoning Director

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