

PUBLIC MEETING AGENDA

SOUTH WOODSTOCK DESIGN REVIEW BOARD

South Woodstock Fire Station
25 Morgan Hill Road,
South Woodstock, VT 05071

The South Woodstock Design Review Board shall meet on **Tuesday, July 16, 2024 at 7:30 PM** to conduct the following business:

The Meeting will be held via Zoom [CLICK HERE TO JOIN](#).

The login information is at the bottom of this agenda.

I. CALL TO ORDER: 7:30 P.M.

II. PUBLIC HEARING

A. T-0089-24: Andrea M Kinnealey Tr
Location: 5070 South Road
Parcel ID: 33.02.17
Review Type: Design Review Approval
Proposed Development: To complete exterior renovations.

III. OTHER BUSINESS

IV. ADJOURNMENT

To join the South Woodstock Design Review Meeting via Zoom, [CLICK HERE](#) then enter the following:

Meeting ID: 886 4885 1165

Passcode: 345452

Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: ELIAH PICKETT Phone: 718-915-7506 Email: EPICKETT@PROJECT-THIRTEEN.COM
Address: 4632 S. ROAD City/Town: S. WOODSTOCK State: VT Zip Code: 05071 COM
Co-Applicant: _____ Phone: _____ Email: _____
Address: _____ City/Town: _____ State: _____ Zip Code: _____
Signature(s): _____

*What is the best way to contact you? Phone or Email BOTH

*What address would you like your Notice of Hearing/Permit mailed to? PO BOX 54, SOUTH WOODSTOCK VT
05071

Agent Authorization

(a representative speaking on behalf of the owner/applicant)

I, ANDREA KINNELEY owner of property located at 5070 SOUTH RD. Woodstock, Vermont, hereby designate as my agent.

Name of Agent: ELIAH PICKETT Phone: 718-915-7506 Email: EPICKETT@PROJECT-THIRTEEN.COM
Address: 4632 SOUTH RD City/Town: S. WOODSTOCK State: VT Zip Code: 05071

Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation

Signature: [Signature]

→ OWNER / PROJECT THIRTEEN

Parcel ID Number(s): _____ Address: _____ Zoning District: _____ Overlay District: _____

Proposal of project: SEE ATTACHMENT

----- Planning & Zoning Office Only -----

Village Design Review Hearing Date: _____ Village Development Review Hearing Date: _____

Town Development Review Hearing Date: _____ South Woodstock Review Hearing Date: _____

Planning Commission Hearing Date: _____ Conservation Commission Hearing Date: _____ Administrative: _____

Date Recvd: _____ Date Complete: _____ By: _____ Application #: _____

Review Fee: _____ Itemized Fee: _____ Recording Fee: _____ Total Fee: _____

Paid: cash _____ check _____ MuniPay: _____ Payment Date: _____

Ekiah Pickett
Project Thirteen
4632 South Road, South Woodstock, VT 05071

06/17/2024

Woodstock Planning and Zoning
Woodstock, VT 05091

Re: Zoning application for 5070 South Road.

Project Thirteen is submitting a proposal for renovations at 5070 South Road. The plans include adding a small entryway porch with roof over mudroom door to eliminate snow and rain from damaging this area. Adding two dormers on the main house to add room to the upstairs bedroom. Adding a portico over the formal entrance. Changing the size and style of the previously approved dormer over the garage so that it ties in with the size and style of the two dormers on the main house. Adding a roof gable over the sliding doors on the rear of the property to divert rain and snow from this area. Eliminating existing entryway including one window on either side of the entryway on the back of the existing house.

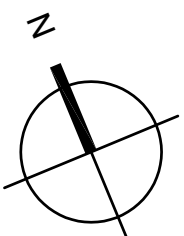
This house has been renovated very poorly many times and it shows. Nothing is consistent and the house has the appearance of being chopped up. It is our intention to bring this house back to a consistent appearance that is consistent with the style of South Woodstock.

Please see attached plans.

Best,
Ekiah Pickett
718-915-7506

PROPOSED ADDITION

FOUNDATION
PLAN & DETAILS

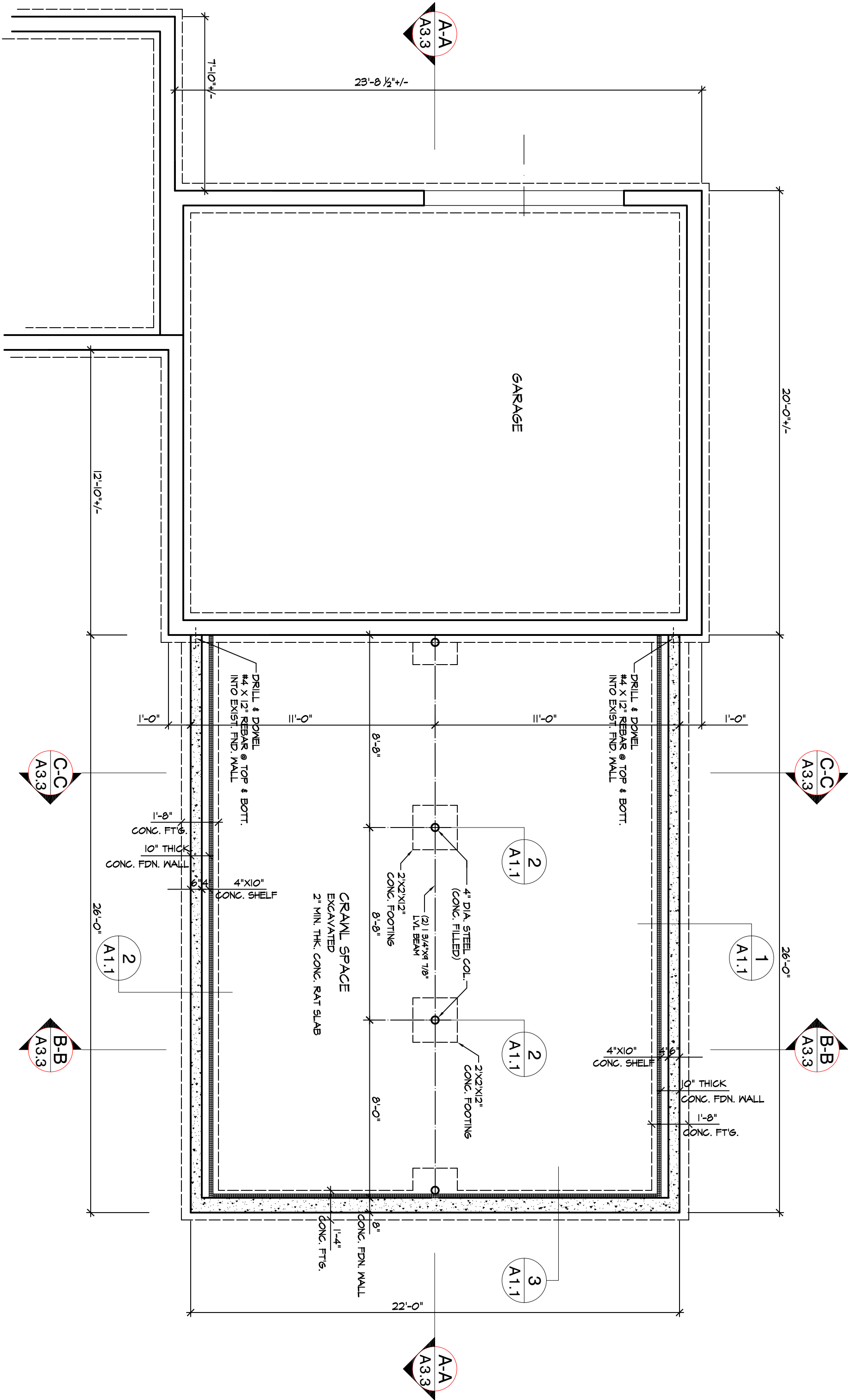


Scale	1/4" = 1'-0"
Date	1/30/23
Revision	11/10/23 5/6/24 6/16/24

Kinnealey
Residence
5070 South Road
South Woodstock, VT

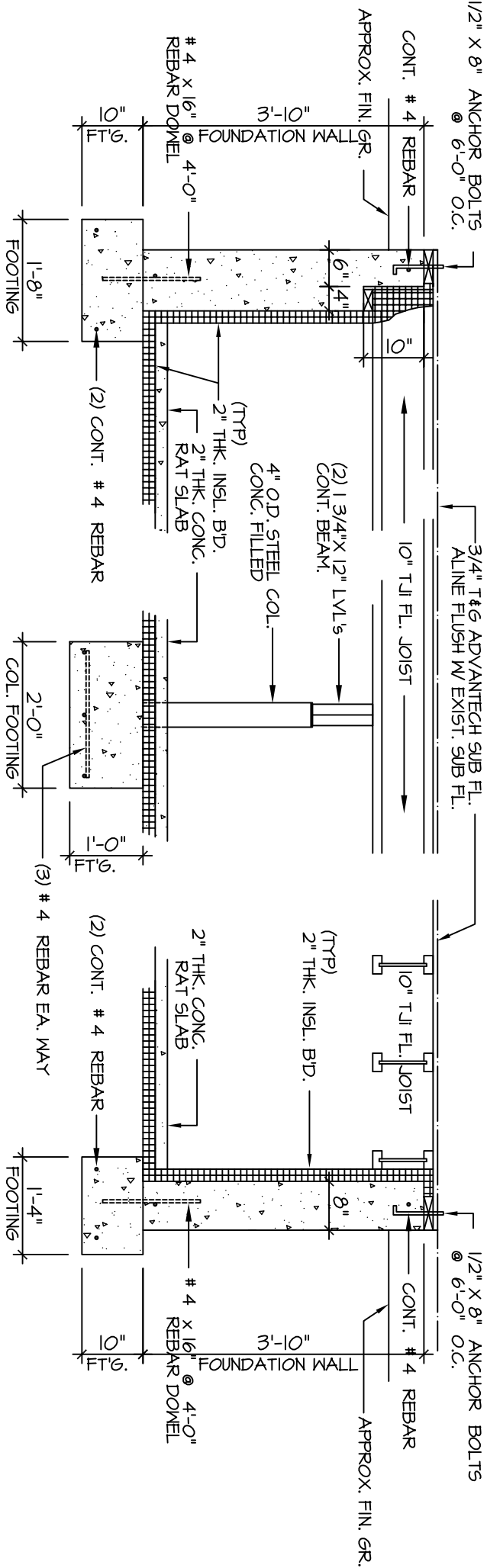
Proposed
Foundation
Plan & Details

A1.1



FOUNDATION PLAN

Scale: 1/4" = 1'-0"



DETAIL

SCALE 1/2" = 1'-0"

DETAIL

SCALE 1/2" = 1'-0"

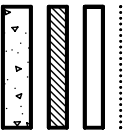
DETAIL

SCALE 1/2" = 1'-0"

FOUNDATION DETAILS

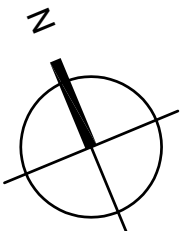
Legend

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS
- NEW CONC. FOUNDATION WALLS



6/16/24 DRAWING UP DATE

PROPOSED ADDITION
MAIN & UPPER LEVEL
FLOOR PLANS

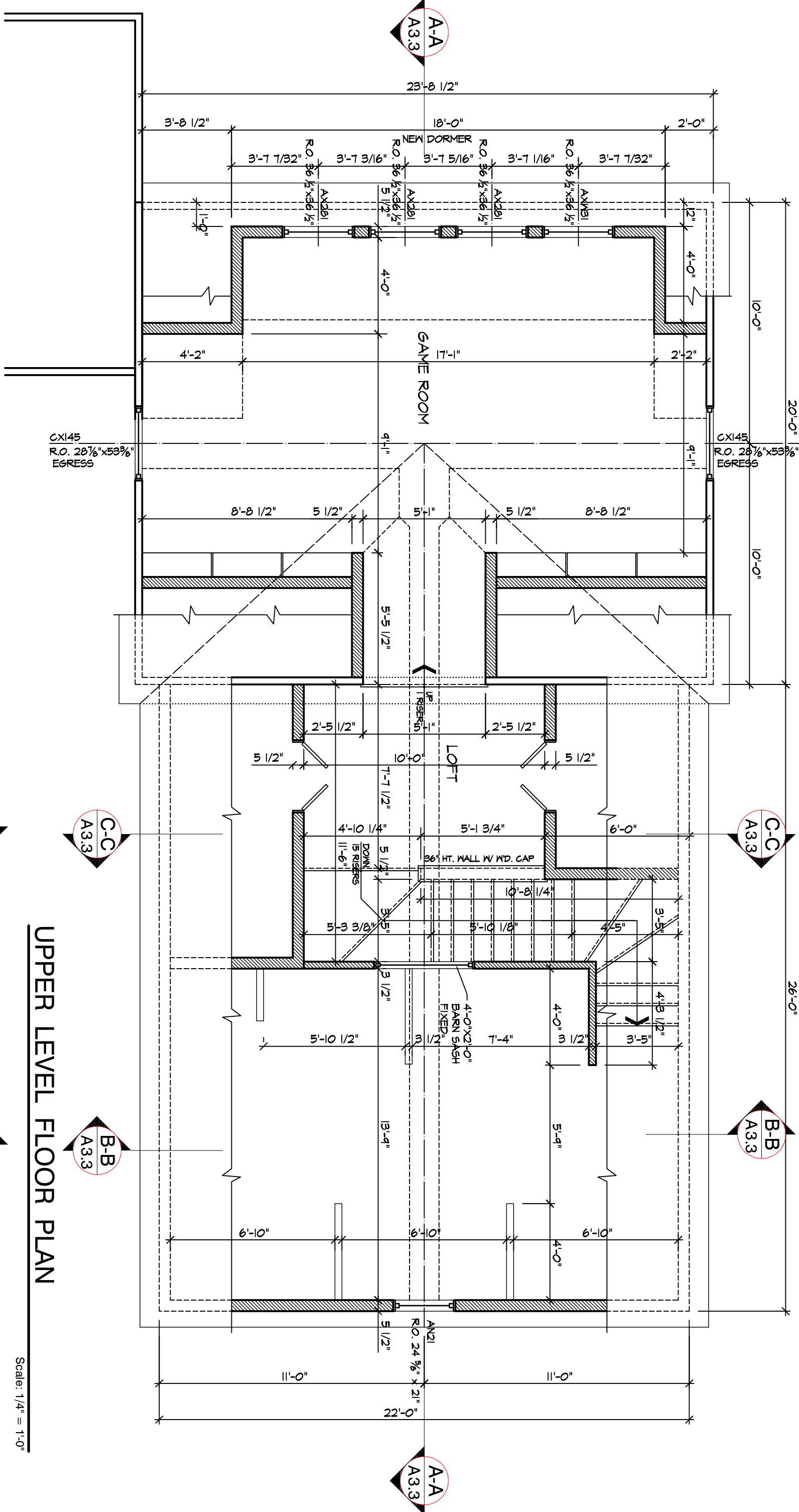


Scale	1/4" = 1'-0"
Date	12/1/22
Revision	12/15/22 1/30/23 11/10/23 5/6/24 5/17/24 6/16/24

Kinnealey
Residence
5070 South Road
South Woodstock, VT

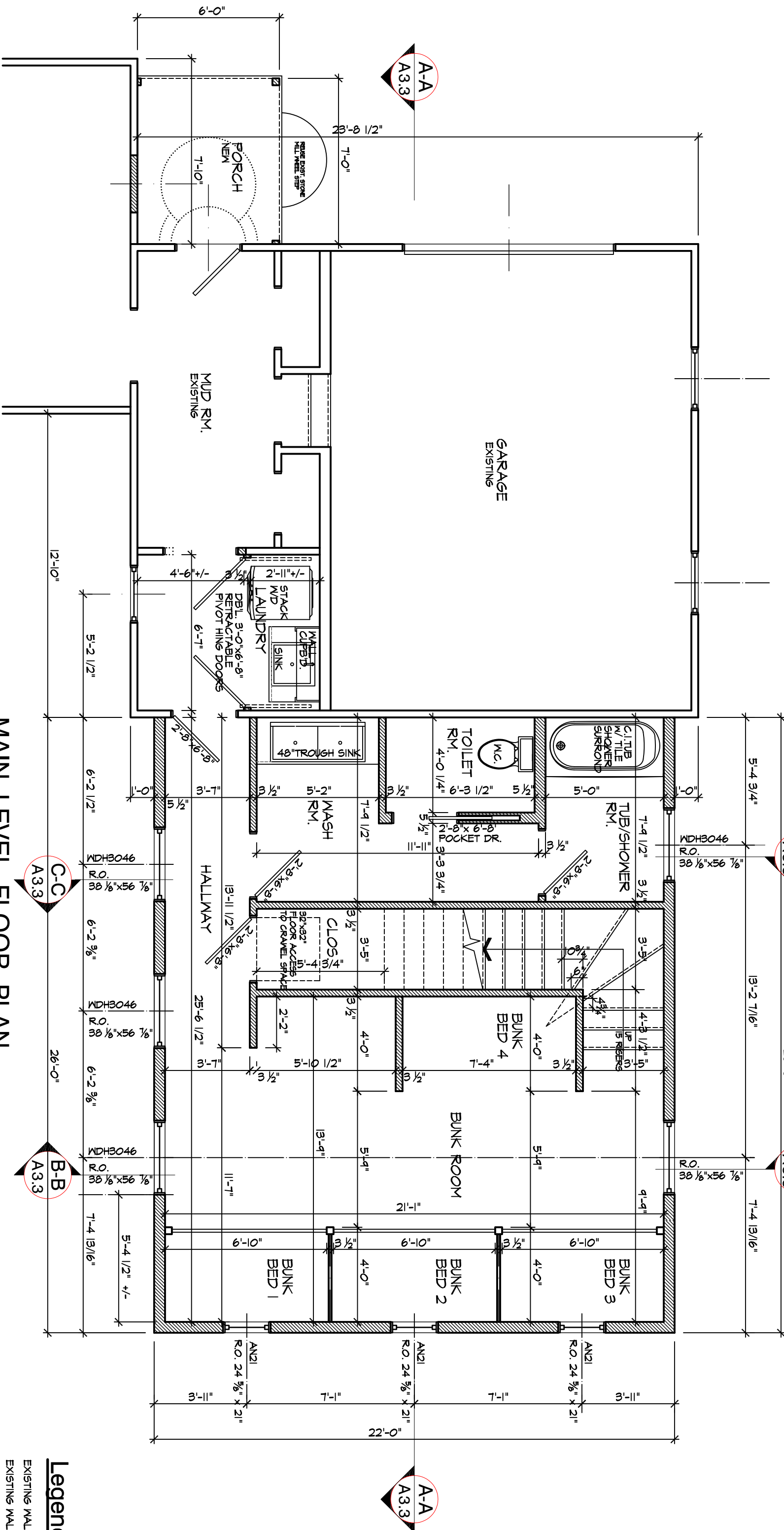
Proposed
Main & Upper
Floor Plans

A2.1



UPPER LEVEL FLOOR PLAN

Scale: 1/4" = 1'-0"



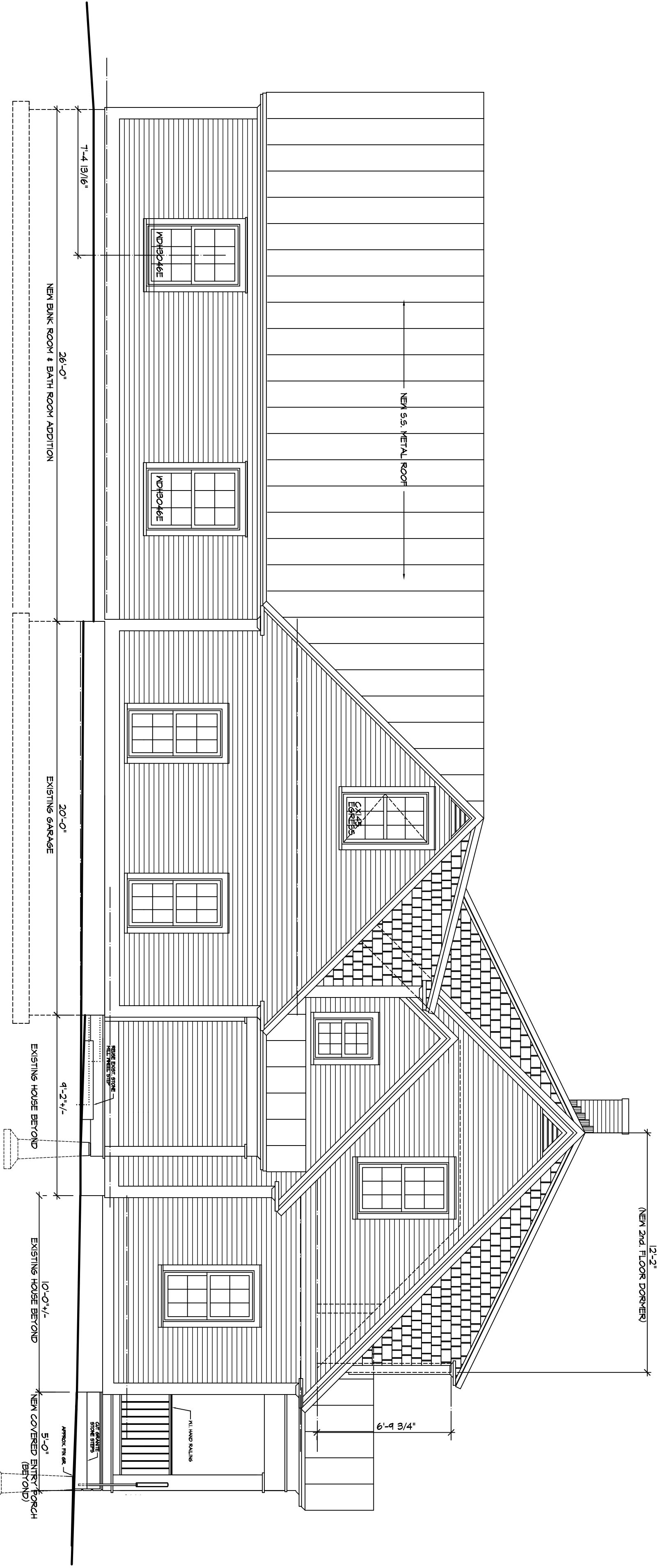
MAIN LEVEL FLOOR PLAN

Scale: 1/4" = 1'-0"

Legend

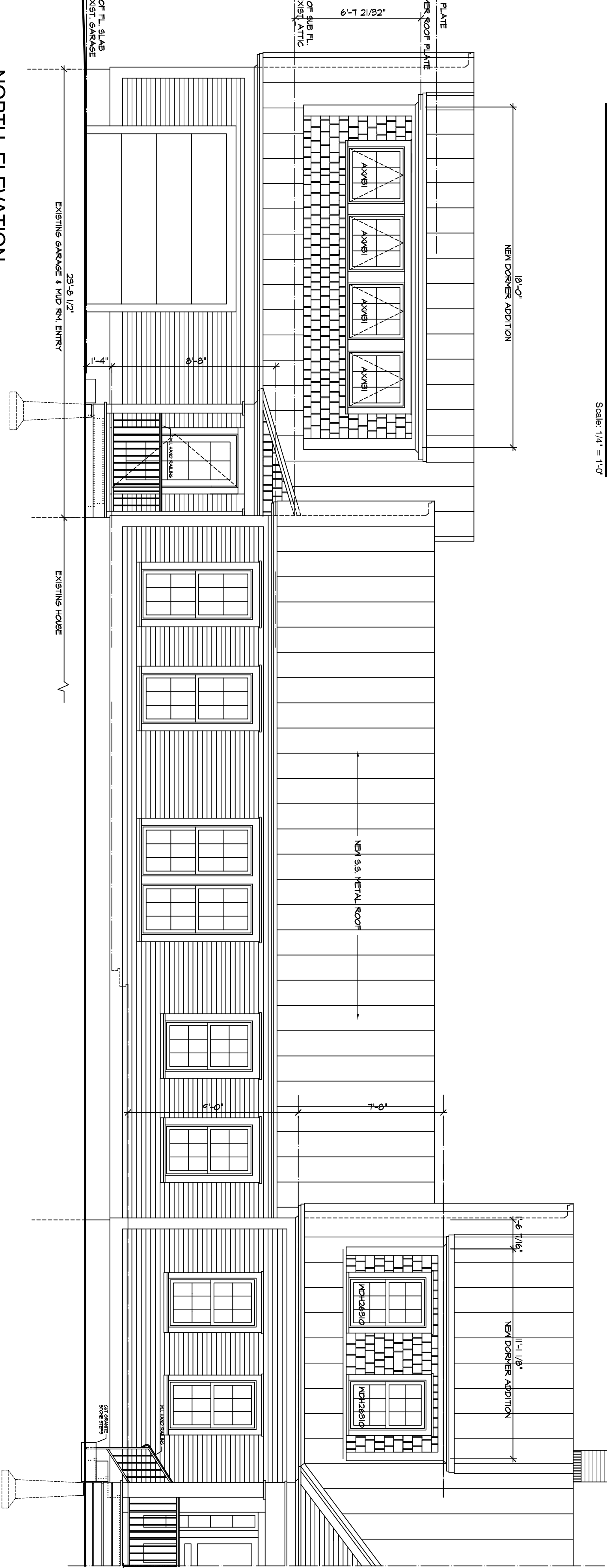
EXISTING WALLS TO BE REMOVED
EXISTING WALLS TO REMAIN
NEW WALLS

6/16/24 DRAWING UP DATE



EAST ELEVATION

Scale: 1/4" = 1'-0"



NORTH ELEVATION

Scale: 1/4" = 1'-0"

Scale 1/4" = 1'-0"

Date 12/1/22
Revision 1/30/23
5/6/24

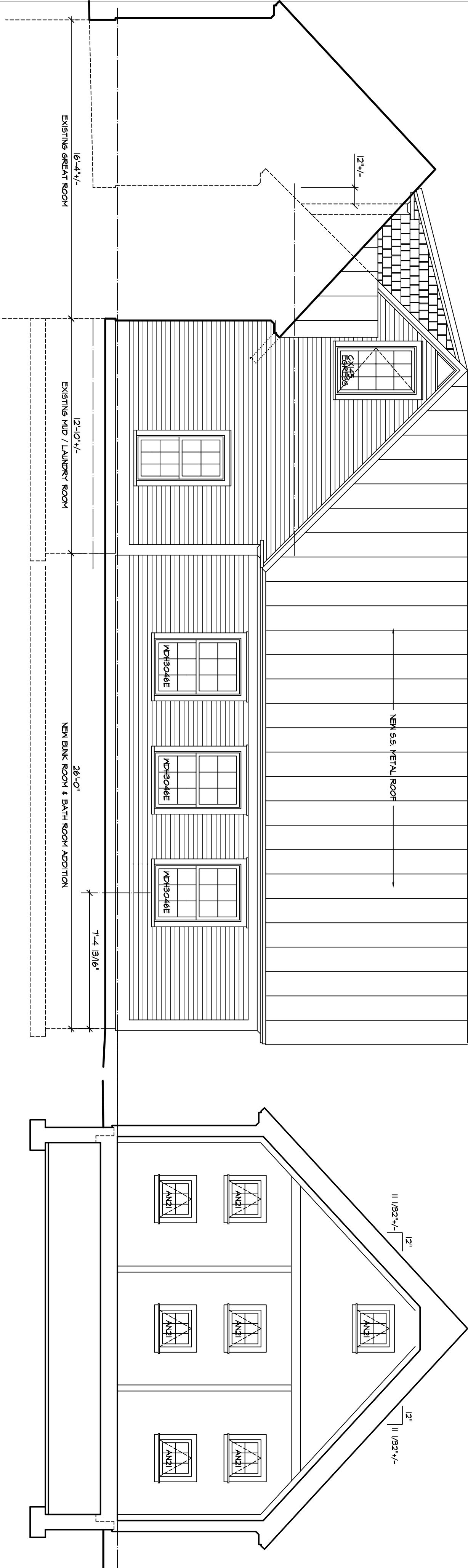
5/6/24
5/17/24
6/12/24
6/16/24

Kinnealey
Residence
5070 South Road
South Woodstock, VT

Proposed
Building
Elevations

A3.1

6/16/24 DRAWING UP DATE

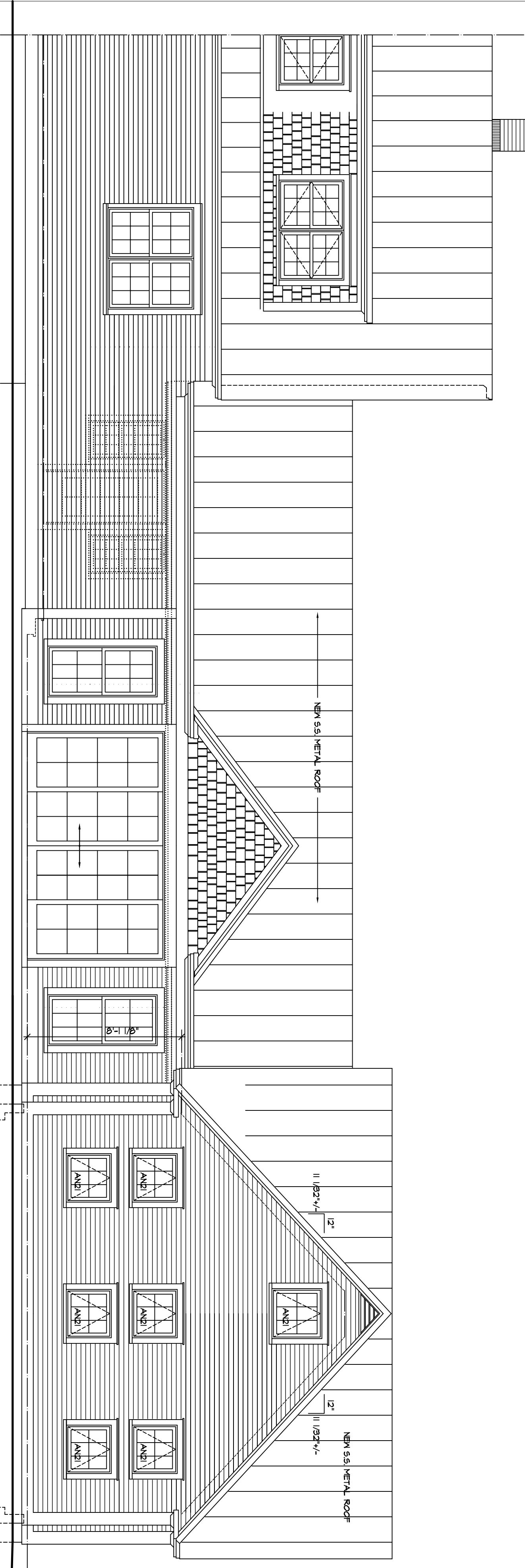


WEST (PARTIAL ELEVATION)

Scale: 1/4" = 1'-0"

INTERIOR WALL ELEVATION

LOOKING SOUTH



SOUTH (PARTIAL) ELEVATION

Scale: 1/4" = 1'-0"

Scale	1/4" = 1'-0"
Date	12/1/22
Revision	1/30/23
	11/10/23
	5/6/24
	5/17/24
	6/12/24
	6/16/24

Kinnealey
Residence
5070 South Road
South Woodstock, VT

Proposed
Building
Elevations

A3.2

SECTION A-A

Scale: 1/4" = 1'-0"

SECTION B-B

SECTION C-C

PROPOSED ADDITION

BUILDING SECTIONS

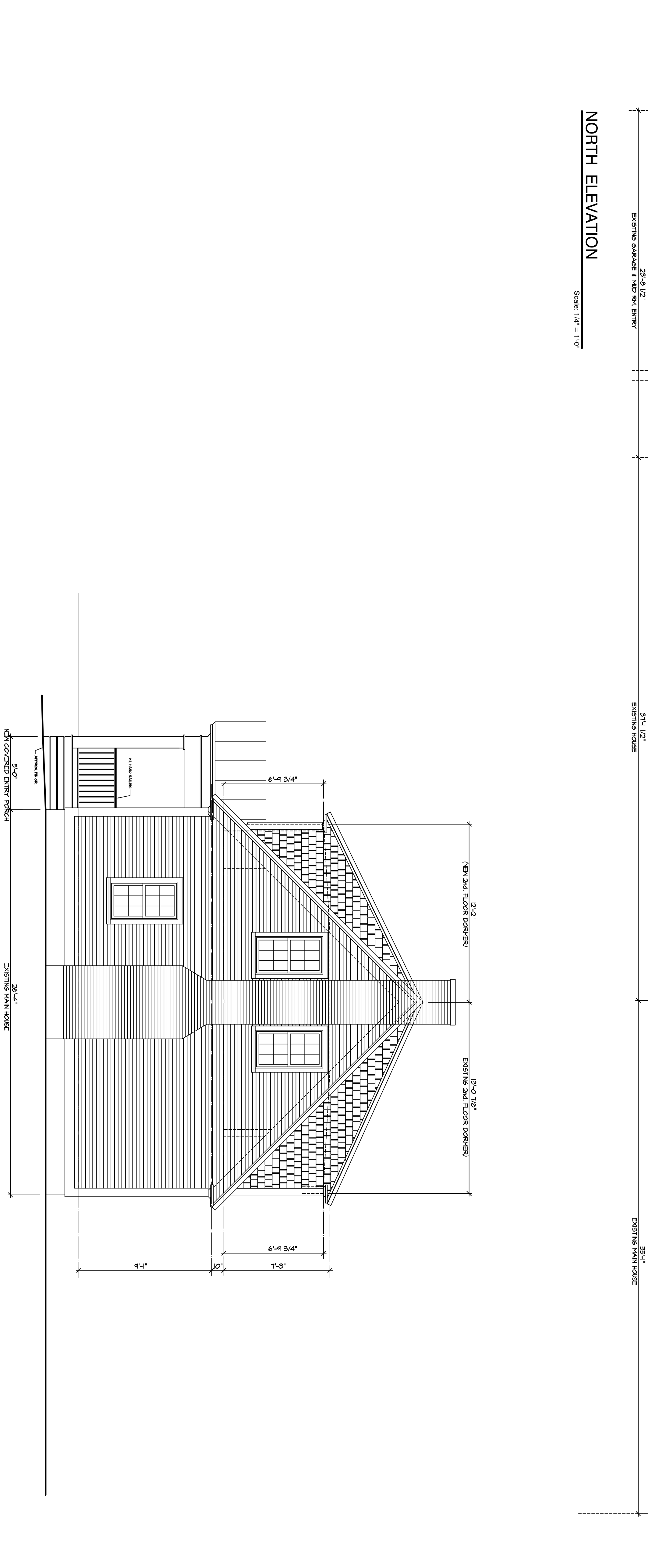
Scale	1/4" = 1'-0"
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	11/10/23
	5/6/24
	6/12/24
	6/16/24

**Kinnealey
Residence**
5070 South Road
South Woodstock, VT

Proposed Building Sections

A3.3

Scale: 1/4" = 1'-0"



Scale: $1/4" = 1'-0"$

