



# **SCENIC OVERLAY DISTRICT**

**A HANDBOOK FOR APPLICANTS  
AND DESIGN PROFESSIONALS**

**WOODSTOCK PLANNING BOARD**

Woodstock is blessed with abundant natural resources. Among the premier attractions of the community are its contrasting mountain and valley landscapes. This contrast provides a tremendously varied setting - - from the eclectic and urbane hamlet center of Woodstock in the valley, to the rugged and fragile beauty of Overlook Mountain and the nearby highlands. Woodstock has with many areas of significant natural beauty. Among the most sensitive of these areas are the mountains and ridge lines. This handbook will help people in building in Woodstock's scenic overlay district in a manner that respects the beauty of this unique place.

The town recognizes the fragility of this beauty. That poorly sited or otherwise ill-planned development can cause significant damage to the scenic resources of the community - - scenic resources that are important to the community as a whole - - both economically and socially.

The town also recognizes that development will occur in scenic areas. That development, if properly planned and sited can contribute to the economic assets of the town, serve individual needs, and respect the natural setting in which it is placed.

Hence, the town has adopted a special permit process as part of its zoning law to help protect the scenic resource base. A "scenic overlay district" has been created in the Woodstock Zoning Law to regulate certain land clearing and construction activities within the district. The scenic overlay district essentially covers all lands that equal or exceed 1200 feet above sea level per the United States Geological Survey (USGS) topographic maps, and as shown on the town zoning map.

To regulate these activities, the Woodstock Planning Board reviews applications for special use permits. The special permit review process conducted by the planning board is intended to ensure that each approved project meets the standards for visual impact mitigation established by the zoning law. (Please refer to the Zoning Law of the Town of Woodstock for more information. This handbook is intended to supplement but not supplant the language in the zoning law.)

This handbook is intended to assist applicants and design professionals working on projects in Woodstock's scenic overlay district. The handbook provides a general introduction to the purpose of the regulations, the requirements, and some examples of acceptable materials and design practice. The handbook is a "work in progress" in that it will be updated as new and improved methods and materials are introduced.

## Excluded Activities

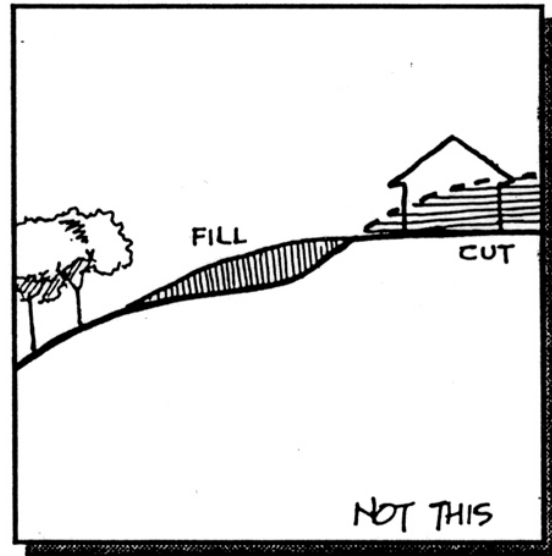
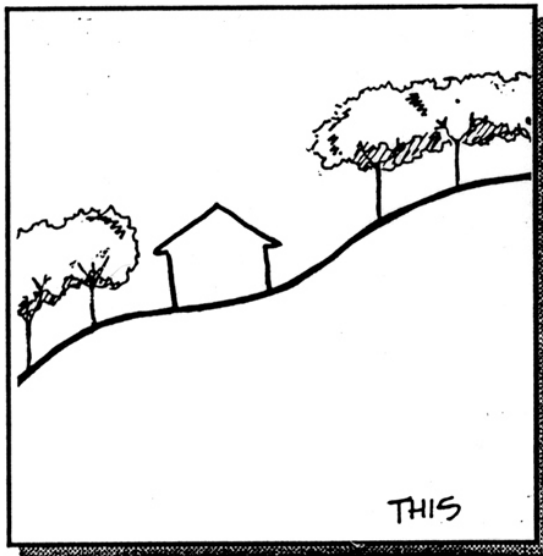
The following activities are excluded from review (if not part of a larger project):

- ◆ Construction of a house addition, or accessory structure of 300 square feet or less.
- ◆ Creation of a cleared right-of-way less than 6 feet wide where grading is not involved.
- ◆ Construction of a pool or deck.
- ◆ Nonetheless, these excluded activities are bound by the visual impact mitigation standards pursuant to Section VI.C. subsections a through g.

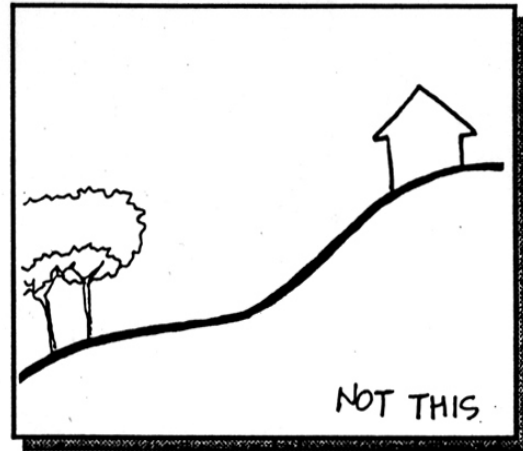
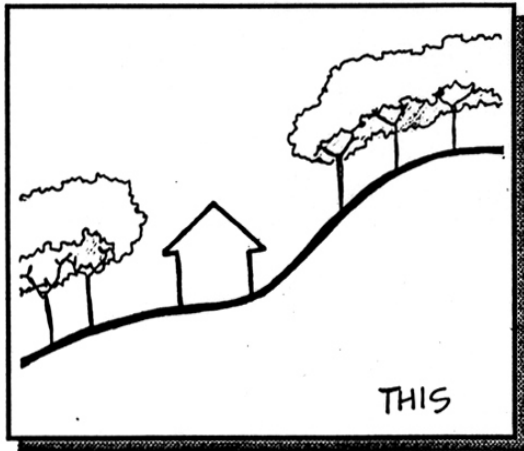
## Permit Standards

Standards must be met in order for the planning board to issue a special permit. As a general rule, the visual impact of the proposed development must be mitigated (i.e., “softened”) both within the immediate area and as viewed from the distance. Specific standards to be met include:

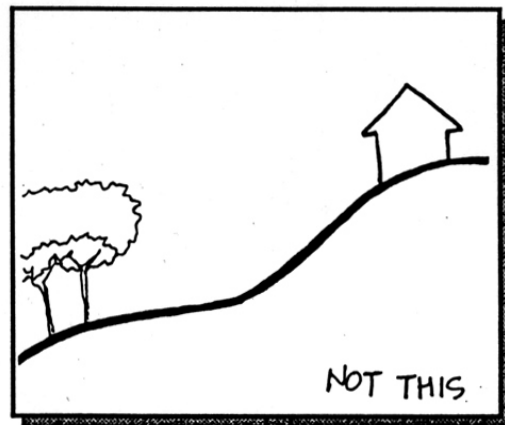
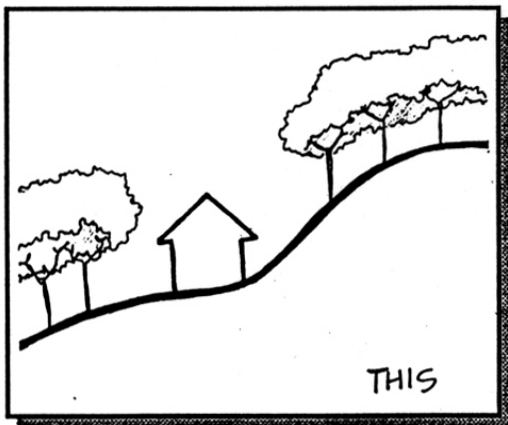
- Minimization of cut and fill activity and the effective vegetative restoration of all disturbed areas.



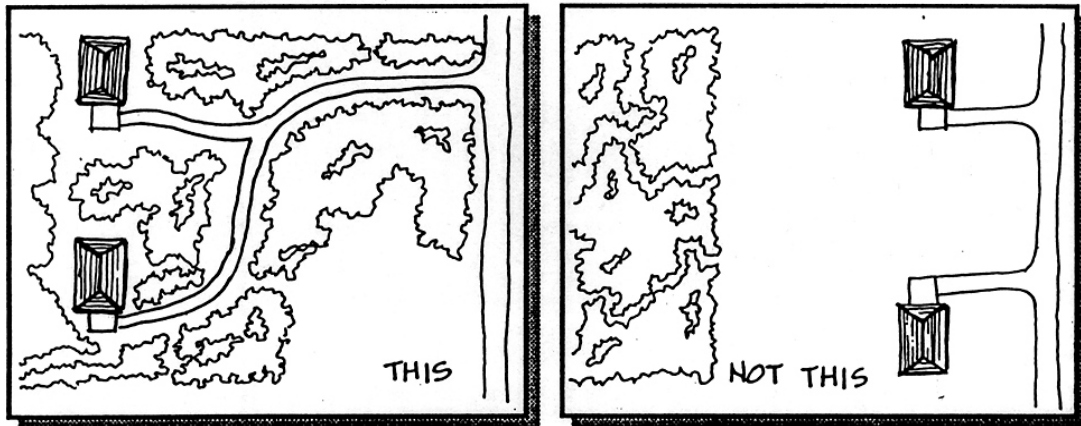
- Respect natural drainage ways, contours and land forms. Minimize disturbance to these areas.



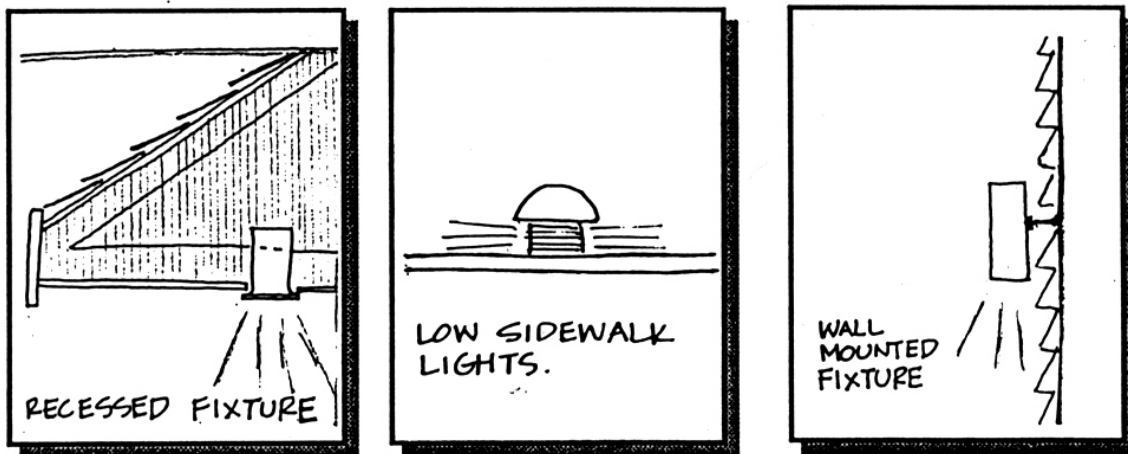
- Prohibition of development along and/or projecting above ridge lines, and the discouragement of development at other visually prominent locations.



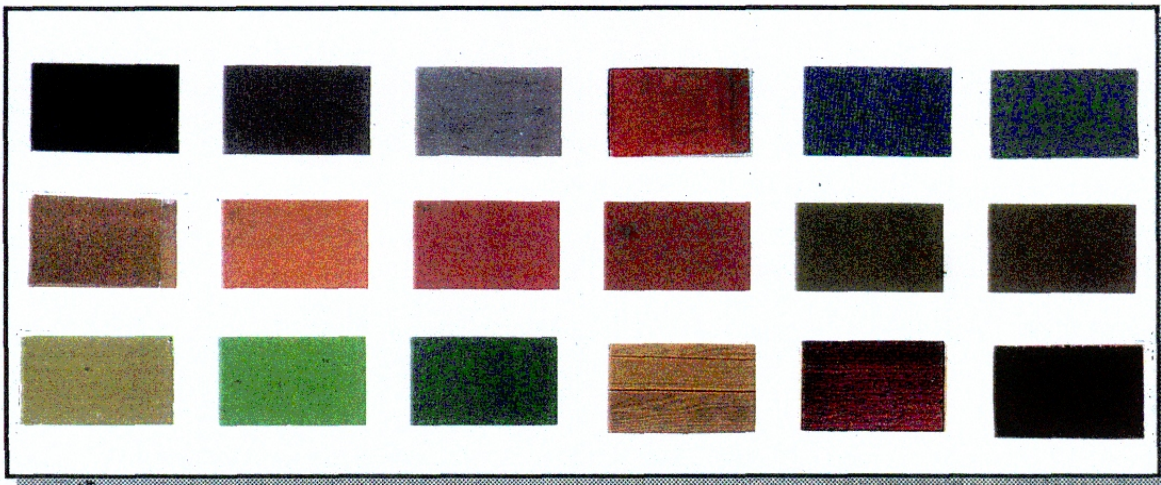
- To provide natural buffers and other vegetative screening between land uses, as well as between developed areas and public roadways, including the use of conservation easements. (Please note, this drawing is not suggesting long driveways as a preference.)



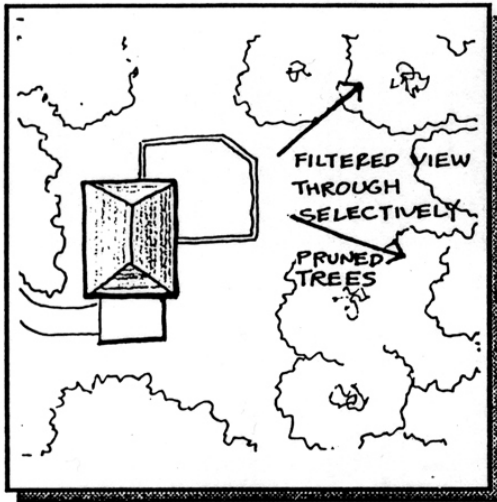
- Reduce and eliminate light “spillage” by shielding fixtures. Fixtures can be recessed into architectural features.



- Building materials, colors and textures designed to blend with the natural environment. In general, darker, mottled hues, with a non-reflective finish are most appropriate. The use of natural wood siding, stained or painted in an earth-tone color is encouraged. Native stone is also an ideal material for building walls and for facades. White and light colors, brightly finished metal, and glossy surface materials reflect light and are discouraged. A color chart of some appropriate hues and values are provided below. In general, low value (darker) browns, greens, grays, and other earth hues are the least obtrusive. Some of these colors are appropriate as trim, and in stain or paint.



- Windows should be of low reflectivity. The large windows should be screened by trees. Upper and high windows should be smaller to reduce visual impact. Skylights and windows should be shaded or of lower light emittance to the outside to reduce light spillage. The appendix contains samples of acceptable glass material. Where window coverage exceeds 25% of anyone side of a proposed building, tints, screens, films or other glare reduction techniques must be used.



- Minimizing tree cutting and preservation of forest lands.

## ***Location, size, nature and intensity of use:***

- For new subdivisions, building sites should be arranged to maximize the use of existing and proposed road segments to minimize new forest clearing. Shared driveways and looped roads are encouraged.
- Driveway widths and alignments should be designed to be visually sensitive. Add gentle curves in driveway layout to reduce visual impact.
- Buildings should be placed in small hollows or otherwise protected area to preserve the vistas of the Scenic District.

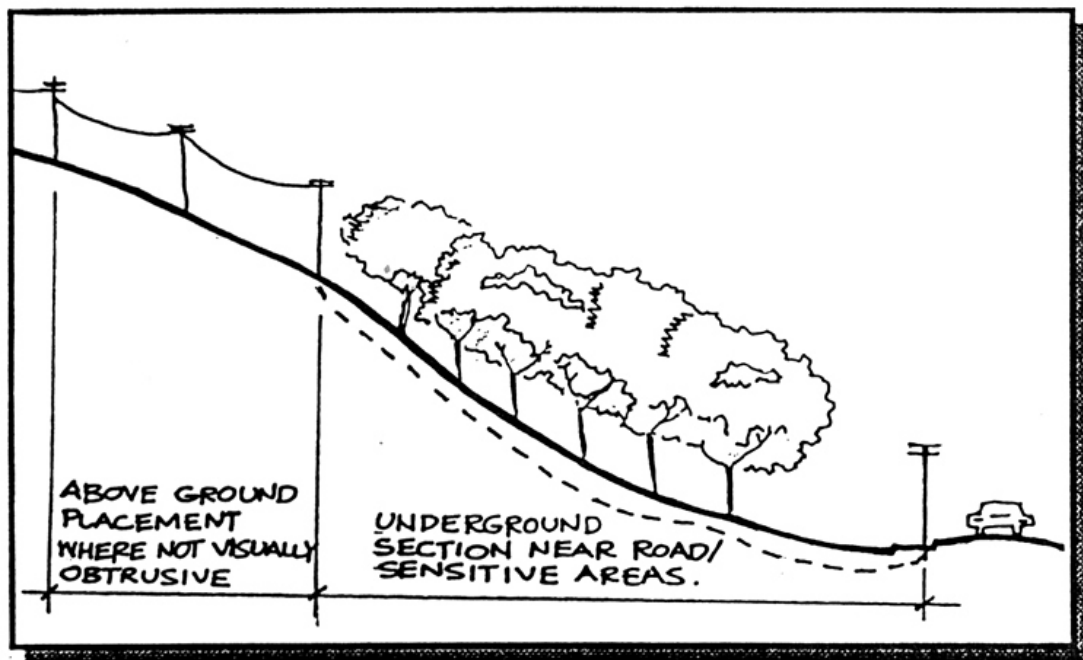
## ***Landscaping and Planting of Trees:***

- Clear cutting is prohibited, only minimal cutting for placement of structures is appropriate.
- The planting of trees should be encouraged to shade and enclose the site and to define the edge of the public realm and private space. Maintain existing specimen trees to the extent feasible. Species selected for planting should be hardy for this region and the microclimate of the setting.

- Planting design and material selection can address a number of opportunities including shade, and texture, as well as permit strategic visual access to the site entrances. Landscaping plan may be required. Professional design assistance is encouraged.
- Natural drain ways, contours and land forms should be preserved and incorporated in the landscaping.

**Utilities:**

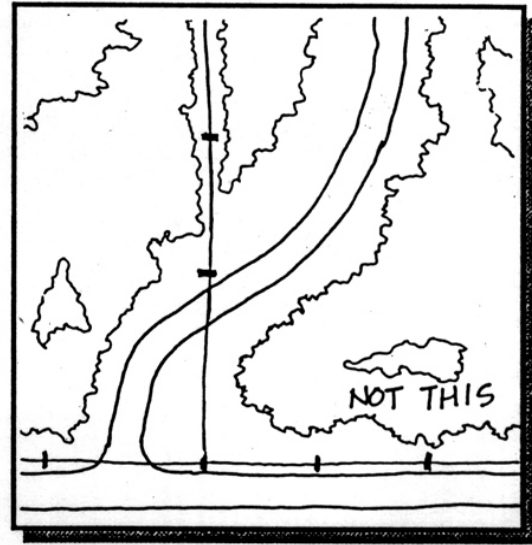
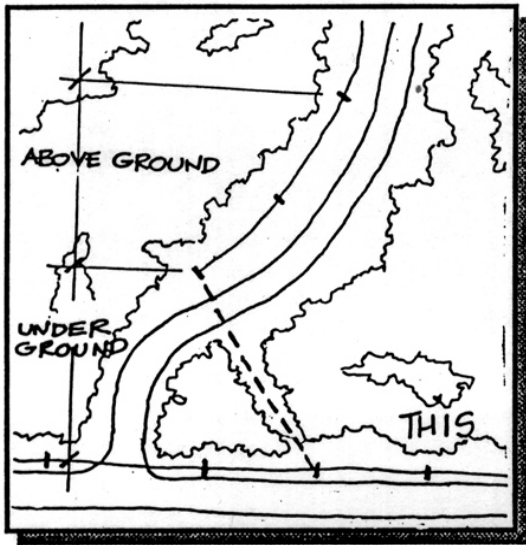
- Utilities should be located underground.



- All above ground utility boxes and other facilities should be clustered and screened with appropriate landscaping. Overhead wires, if necessary, should be placed where visual impact will be minimal.



- Careful placement of underground electric service near road edge and other visually-sensitive areas will be a more cost-effective alternative to a completely underground electric service. This would be appropriate in rocky terrain. Avoid “straight shots” in aligning utility corridors. Adding a bend or offset in the alignment helps screen a long view up a cleared utility corridor.



With these guidelines, it is intended that Woodstock’s scenic resources can be protected, while property owners made sensible decisions regarding construction in these sensitive areas. For more information and assistance with the scenic overlay district application process, contact the Woodstock Planning Board.

## Appendix

### Sample Light and Window Materials<sup>1</sup>

Please note: Outdoor visible light reflectance should be minimized for all external glazing. Tinted glass generally will be of lower reflectivity. Some low-e glazing is of low reflectivity. A visible light reflectance range of between 8 to 12 percent is generally acceptable. Due to the complexities of determining reflectivity, and the difference measurement processes used by manufactures, it is recommended that the project sponsor/applicant obtain supporting information on a proposed product for review by the planning board.

Any outdoor lighting fixture shall be shielded in such a manner that:

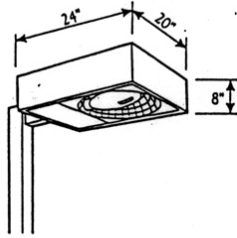
- a. The edge of the shield is below the light source;
- b. Direct rays from the light source are confined to the property boundaries;\
- c. Direct rays are prevented from escaping toward the sky.

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<sup>1</sup> Please note that the inclusion of a material by a manufacturer does not imply that the planning board will not consider other materials/manufacturers.

## LUMINAIRES

### TYPE III CUTOFF



*Mount on a bracket arm to a pole or surface 15 ft. to 40 ft. high*

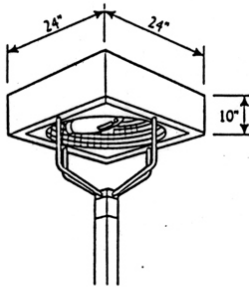
◆Lamps                      Metal halide (100, 150, 250, 400 and 1000W)  
                                  High pressure sodium (100, 150, 250 and 400W)

◆Lamp Orientation       Horizontal

■Description            Also called a shoe box or sharp cutoff, this luminaire effectively lights parking lots, walkways, and streets. It controls glare at angles below horizontal and distributes light mostly to its front and sides, with some light behind, in a pattern called type III distribution. Manufacturers offer impact-resistant shields.

■Application Tips        For best uniformity, leave about four times the mounting height between poles. Two fixtures mounted back to back on the same pole provide a rectangular light distribution around the pole that covers more area than a single unit. An optional internal house-side shield eliminates most of the light from the rear of the fixture.

■Compare                Type V cutoffs, decorative cutoffs, performance post tops, fluorescent sign lighters.



### TYPE V CUTOFF

*Yoke mount on pole, bracket arm or ceiling 25 ft. to 50 ft. high*

◆Lamps                      Metal halide (250, 400 and 1000W)  
                                  High pressure sodium (250, 400 and 1000W)

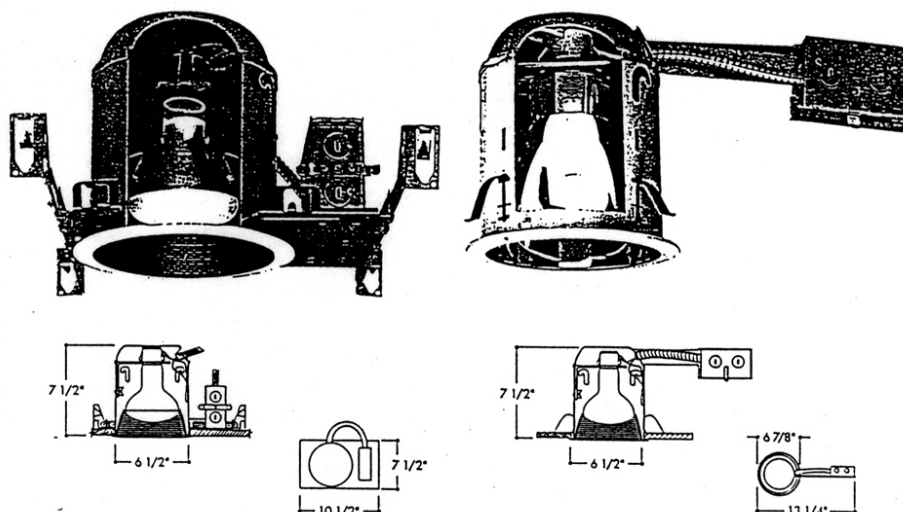
◆Lamp Orientation       Horizontal or vertical

■Description            The type V cutoff luminaire controls glare at angles below horizontal and distributes light symmetrically around a pole in either a circular or square pattern called type V distribution. Manufacturers usually offer optional impact-resistant shields.

■Application Tips        Often associated with high-wattage lamps and tall poles, this luminaire effectively lights large areas such as parking lots adjacent to shopping centers. For good uniformity, space poles up to five times the pole height.

■Compare                Type III cutoffs, decorative cutoffs, performance post tops

## RECESSED INCANDESCENT H7T, H7RT RECESSED DOWNLIGHTS



### H7T HOUSING

Flexible, reliable and easy to install. The most widely used housing in the industry. The H7T is the best choice for residential and commercial applications.

#### HOUSING FEATURES

- Integral thermal protector guards against misuse of insulation materials and improper lamping.
- Adjustable socket bracket allows the use of different lamp types and sizes as well as proper and consistent lamp positioning.
- Junction Box is listed for through branch circuit wiring and has seven 1/2" knockouts and four Romex knockouts with true pry-out slots. Romex knockouts include built in strain relief and require no additional clamps.
- Pre-installed, captive bar hangers allow housing to be positioned at any point within a 24" joist span. Score lines provided for easy field shortening for 12" joists. Unique arrowhead design provides "Nailless" installation. Bar hangers can be repositioned 90° without tools on plaster frame. Hangers fit onto T-Bar without tools on plaster frame. Hangers fit onto T-Bar spine for quick alignment and can be permanently secured with optional TB7 T-Bar dip.

#### INSTALLATION FEATURES

- 7 1/2" height allows use in 2"x8" joist construction.
- Housing adjusts 1 3/8" to accommodate various ceiling thickness.

#### LISTINGS

- UL Damp Location
- UL Feed Through
- IP Rated
- CSA Certified

### H7RT HOUSING

Designed for quick and easy installation in new or existing ceilings. The H7RT accepts a wide variety of trims for use in remodeling.

### HOUSING FEATURES

- Integral thermal protector guards against misuse of insulation materials and improper lamping.
- Adjustable socket bracket allows the use of different lamp types and sizes as well as proper and consistent lamp positioning.
- Junction box is listed for through branch circuit wiring and has seven 1/2" knockouts with true pry-out slots.
- Four Romex pry-outs simplify Romex installation.

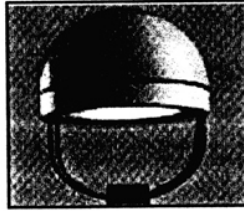
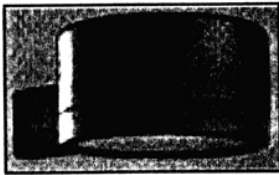
#### INSTALLATION FEATURES

- 7 1/2" height allows use in 2"x8" joist construction.
- Unit slips through 6 1/2" ceiling opening.
- four remodel clips secure housing and accommodate various ceiling thickness.

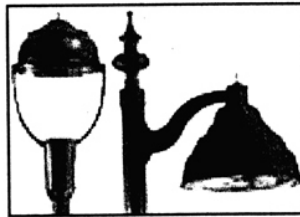
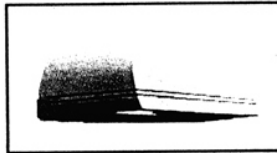
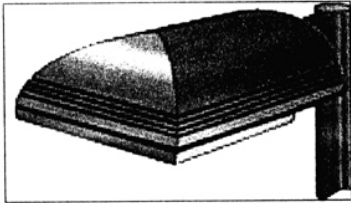
#### LISTINGS

- UL Damp Location
- UL Freed Through
- CSA Certified
- IP Rated

**Luminaries:** The following are additional examples of acceptable shielded luminaries.



**Figure 2** The lamp is recessed under the top of this decorative fixture.



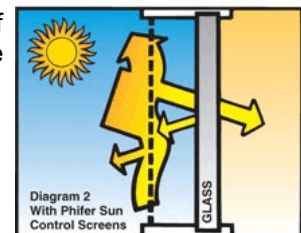
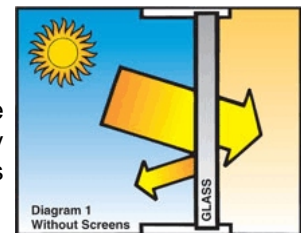
## Exterior Sun Control



### Sun Screens:

Exterior sun control screening products can be fabricated into window, door or porch applications by local window and door contractors or hardware stores listed in your Yellow Pages.

The sun control screen you select for a do-it-yourself project can be purchased at local hardware and home center retailers.



## Window Awnings & Louvre:



## Anti-Reflective Glass:

Glass Type	Thickness		Light		Solar		Shading Coefficient <sup>3</sup> (without blinds)	U-Value English <sup>6</sup> (BTU/hr.s.f.°F)	Color Rendition <sup>4</sup> (RA)
	Inches	mm	Transmission <sup>1</sup> (%)	Reflection <sup>2</sup> (%)	UV Transmission (%)	Solar Heat Gain Coefficient <sup>5</sup> (SHGC) (%)			
SINGLE PANE									
AMIRAN® Low-Iron glass	1/4	6	98	<1	59	99	1.14	1.02	99
AMIRAN® Float glass	1/4	6	94	<1	46	86	0.99	1.02	98
Float glass	1/4	6	91	>8	66	81	0.94	1.02	98
INSULATED GLASS UNIT (IGU)									
2 x 1/4" AMIRAN® Low-Iron, Low-E	1	24	84	~3	10	54	0.62	0.19	98
2 x 1/4" AMIRAN® Low-Iron glass	1	24	96	<2	76	87	1.00	0.46	98
2 x 1/4" Float glass	1	24	79	15	50	70	0.81	0.46	98
LAMINATED GLASS UNIT (LGU)									
AMIRAN® Low-Iron glass	11/32	8.75	98	<1	~1	89	1.02	1.00	99
Float glass	11/32	8.75	87	>8	1	77	0.89	1.00	98