

**VILLAGE DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
January 25, 2017**

PRESENT: Jim Mills, Keri Cole, Jane Soule, Wendy Spector
ABSENT: Randy Mayhew
ALSO PRESENT: Nicholas Burke, Les Berge, Michael Brands

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m.

II. PUBLIC HEARINGS

A. Old Business **None**

B. New Business

A. V-3289-17 **Gerrish Company / WB Development**

The application is for Design Review Approval to demolish Stone House. The property is located at 458 Woodstock Road and is zoned Commercial / Light Industrial / Design Review district.

Mr. Burke, attorney and sole member of WB Development, and Mr. Berge, contractor, presented the application.

Mr. Burke has been working with the Gerrish site since 1989. In June 2011, the site received a State certificate noting the area to be clean of various hazardous material spills, which started in 1974 with a gasoline tank rupture. The certificate removes responsibility from future owners, making the property easier to sell.

The immediate intent is to sell the property. The current owners have no desire to develop the site. By removing all structures, the property should be more amenable to future use.

An Act 250 permit (signed November 30, 2016) was granted to remove the building. Normally, a local permit precedes an Act 250 permit. The Act 250 permit requires a Design Review application to be filed by February 1, 2017 and the demolition to be completed by December 1, 2017. The condition to send \$50,000 to the State Office of Historic Preservation has been completed. The money would be used to rewrite the Village of Woodstock Historic District Survey.

Numerous photographs of the building and the immediate area around the building were shown.

Per Design Review Board recommendation, a basic site plan was provided. The plan shows the remaining areas of asphalt with crosshatched graphics noting where buildings had been removed. The stone house foundation is shown. The stones to be saved will be placed in a line just west of the former large garage building.

The Stone House structure has a rough cut granite stone siding. An el on the north side is constructed of wood with a cement foundation. The structure is in a very poor state of health. The roof is totally collapsed. The structure is the last remaining building on site.

The stones from the siding would be saved and stored on site. The stone would be placed on wooden pallets on an area of asphalt located just west of the former garage site.

All other debris would be trucked off-site for disposal. The cement foundation would be removed. The top two feet (as measured from the ground surface) of the main cellar would be removed. The cellar hole would be filled in with clean fill, mainly soil. The fill was left over from earlier work done on-site and has been stockpiled near the stone house.

Excavation equipment, bull dozer and dump trucks, would access the site from Hartland Hill Road. The previous Route 4 driveway was removed during the gas spill cleanup. Portions of the asphalt driveway still remain. The contractor hopes to perform the work this winter while the ground is still frozen.

Numerous shrubs have grown up around the building. The shrubs would be removed and burned on-site. No trees would be removed. All trees and vegetation along Route 4 would be left as is. There is no plan to add landscaping, as a future development is unknown at this time.

The overall area around the Stone House is fairly flat and level, making it easier to add and to smooth off the fill. The site is elevated above Route 4. Along with the vegetation along Route 4, the visual impact from Route 4 is lessened.

The VDRB read the Design Review Board's recommendation to approve.

Testimony was voted closed.

III. OTHER BUSINESS

A. Administrative Officer's Report

The report was discussed.

B. WASP Snack Bar

A request came in to reopen the WASP Snack Bar located at 57 Pleasant Street. A question was raised as to whether or not the twelve seat restaurant is considered a continued use or a new use as it has been closed for about five years. The building is non-conforming (front and side setbacks). The use is non-conforming in that on site parking is required when none is provided. The Town Planner asked that the new operators talk to David Green, State Fire Marshall. As a five year closure, the State may require it be reviewed as a new business and therefore may have to meet modern standards. The business was over fifty years old before it closed.

IV. DELIBERATIONS

A. V-3289-17 Gerrish Company / WB Development

After discussion the following findings of fact were established:

1. The immediate intent is to sell the property. The current owners have no desire to develop the site. By removing all structures, the property should be more amenable to future use.
2. An Act 250 permit (signed November 30, 2016) was granted to remove the building. Normally, a local permit precedes an Act 250 permit. The Act 250 permit requires a Design Review application to be filed by February 1, 2017 and the demolition to be completed by December 1, 2017. The condition to send \$50,000 to the State Office of Historic Preservation has been completed. The money would be used to rewrite the Village of Woodstock Historic District Survey.
3. Numerous photographs of the building and the immediate area around the building were shown.
4. Per Design Review Board recommendation, a basic site plan was provided. The plan shows the remaining areas of asphalt with crosshatched graphics noting where buildings had been removed. The stone house foundation is shown. The stones to be saved will be placed in a line just west of the former large garage building.
5. The Stone House structure has a rough cut granite stone siding. An el on the north side is constructed of wood with a cement foundation. The structure is in a very poor state of health. The roof is totally collapsed. The structure is the last remaining building on site.
6. The stones from the siding would be saved and stored on site. The stone would be placed on wooden pallets on an area of asphalt located just west of the former garage site.
7. All other debris would be trucked off-site for disposal. The cement foundation would be removed. The top two feet (as measured from the ground surface) of the main cellar would be removed. The cellar hole would be filled in with clean fill, mainly soil. The fill was left over from earlier work done on-site and has been stockpiled near the stone house.

8. Excavation equipment, bull dozer and dump trucks, would access the site from Hartland Hill Road. The previous Route 4 driveway was removed during the gas spill cleanup. Portions of the asphalt driveway still remain. The contractor hopes to perform the work this winter while the ground is still frozen.
9. Numerous shrubs have grown up around the building. The shrubs would be removed and burned on-site. No trees would be removed. All trees and vegetation along Route 4 would be left as is. There is no plan to add landscaping, as a future development is unknown at this time.
10. The overall area around the Stone House is fairly flat and level, making it easier to add and to smooth off the fill. The site is elevated above Route 4. Along with the vegetation along Route 4, the visual impact from Route 4 is lessened.
11. The VDRB read the Design Review Board's recommendation to approve.

After additional discussion, Ms. Spector moved, with a second by Ms. Cole to approve the application as presented.

The motion passed with a 4-0 vote.

V. APPROVAL OF MINUTES

Approval of the December 14, 2016 minutes was continued.

VI. ADJOURNMENT

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Michael E. Brands, AICP
Town/Village Planner