

**VILLAGE DEVELOPMENT REVIEW BOARD  
DRAFT MINUTES  
July 26, 2017**

**MEMBERS PRESENT:** Jane Soule, Randy Mayhew, Wendy Spector  
**MEMBERS ABSENT:** Keri Cole, One Vacancy  
**OTHERS PRESENT:** Libby Hedding, Hank Savelberg, Wesley Hennig, Cazimir Rozoneweski, Michael Brands

**CALL TO ORDER**

Vice-Chair, Jane Soule called the meeting to order at 7:30 p.m.

The Town Planner introduced Libby Hedding as a potential new VDRB member.

**II. PUBLIC HEARINGS**

**A. New Business:**

**1. V-3323-17 Norman Williams Public Library  
Benjamin Cox 2<sup>nd</sup> Regional Green Mt. Rangers**

The application is for Site Plan and Conditional Use Approval to hold a revolutionary encampment on Columbus Day Weekend 2017 on Norman Williams Public Library lawn. The property is located at 10 The Green Community/ Design Review District.

Green Mt. Rangers, Mr. Hennig and Mr. Rozoneweski, presented the application.

The VDRB reviewed photographs of the proposed encampment and a statement of proposed activities.

Five tents are proposed for placement on the front lawn of the library. The site plan as submitted shows only four tents.

Only historic items would be sold from a special tent resembling a PX facility. Proceeds are used to help the organization hold events like this.

The rangers would like to sleep overnight in their tents to prevent theft and damages.

The encampment would be restricted to the front lawn of the library. The VDRB reviewed a survey of the property.

There would be one camp fire which would be used for cooking purposes. The fire would be placed on a metal plate. This protects the grass roots, which allow the grass to grow back.

Up to 7 people would take part in the event. They would all be dressed in period costume.

The encampment would set up on Friday, October 6, 2017 from 2:00 - 4:00 p.m. and taken down by 4:00 p.m. on Sunday, October 8, 2017. This is Columbus Day weekend.

Period food would be cooked on-site. All food would be prepared before the event. There would be no food waste to dispose.

Event participants would park at the Woodstock Elementary School. They would use the WES restroom as well. Mr. Hennig is the school janitor.

The applicants will notify the Woodstock Fire Department before the event.

No fire arms would be fired, although they will be available for demonstration.

The applicants requested a one-time military salute to the Civil War monument which is located between the library and the courthouse. This would be one black powder volley fired by 4-5 participants on Saturday afternoon.

The applicants will notify the Woodstock Police Department before the event.

Vice-chair Soule asked the applicants about advertising. It was noted that they should contact the Vermont Standard to do an article on the event the week before.

There would be no signs.

The VDRB reviewed Sections 709 Site Plan Review and 710 Conditional Use with the applicant.

Testimony was voted close.

## **2. V-3324-17 Nanki Paradise Trust**

The application is for Design Review Approval to construct a 44 sq. ft. roof over the rear entry porch to match the front entry porch roof. The property is located at 28 Mountain Avenue in Residential One Acre / Design Review District.

Mr. Savelberg, contractor, presented the application.

The VDRB reviewed photographs of the building and the proposed entry porch.

The owners wish to extend the portico on the east elevation. It would be an exact replica of the west elevation portico.

The extension would make the east lawn more accessible.

When viewed from the street the two porticos would balance each other.

All natural materials would be used, except for a few weather sensitive areas that would use Azek trim boards, a well known wood composite material.

There would be no lights associated with the east entry porch.

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

Testimony was voted close.

### **III. OTHER BUSINESS**

#### **A. Zoning Officer's Report**

The report was issued.

#### **B. Current VDRB Vacancy**

Ms. Hedding stated that she was very interested in becoming a member of the VDRB. She is a resident on Mt. Peg Street and has a strong interest in the history and future of the Village. The Town Planner noted a letter of interest was required. This would be sent to the Town Manager to schedule an interview with the Board of Trustees. The next Trustees' meeting is August 8, 2017.

### **IV. DELIBERATIONS**

#### **A. V-3323-17**

#### **Norman Williams Public Library**

#### **Benjamin Cox 2<sup>nd</sup> Regional Green Mt. Rangers**

**After discussion, the following findings of fact were established:**

1. The VDRB reviewed photographs of the proposed encampment and a statement of proposed activities.
2. Five tents are proposed for placement on the front lawn of the library. The site plan as submitted shows only four tents.
3. Only historic items would be sold from a special tent resembling a PX facility. Proceeds are used to help the organization hold events like this.
4. The rangers would like to sleep overnight in their tents to prevent theft and damages.
5. The encampment would be restricted to the front lawn of the library. The VDRB reviewed a survey of the property.
6. There would be one camp fire which would be used for cooking purposes. The fire would be placed on a metal plate. This protects the grass roots, which allow the grass to grow back.

7. Up to 7 people would take part in the event. They would all be dressed in period costume.
8. The encampment would setup on Friday, October 6, 2017 from 2:00 - 4:00 p.m. and taken down by 4:00 p.m. on Sunday, October 8, 2017. This is Columbus Day weekend.
9. Period food would be cooked on-site. All food would be prepared before the event. There would be no food waste to dispose.
10. Event participants would park at the Woodstock Elementary School. They would use the WES restroom as well. Mr. Hennig is the school janitor.
11. The applicants will notify the Woodstock Fire Department before the event.
12. No fire arms would be fired, although they will be available for demonstration.
13. The applicants requested a one-time military salute to the Civil War monument which is located between the library and the courthouse. This would be one black powder volley fired by 4-5 participants on Saturday afternoon.
14. The applicants will notify the Woodstock Police Department before the event.
15. Vice-chair Soule asked the applicants about advertising. It was noted that they should contact the Vermont Standard to do an article on the event the week before.
16. There would be no signs.
17. The VDRB reviewed Sections 709 Site Plan Review and 710 Conditional Use with the applicant.

**After further discussion, Mr. Mayhew moved with a second by Ms. Spector to approve the application as presented.**

**The motion was denied with a 3-0 vote.**

**B. V-3324-17 Nanki Paradise Trust**

**After discussion, the following findings of fact were established:**

1. The VDRB reviewed photographs of the building and the proposed entry porch.
2. The owners wish to extend the portico on the east elevation. It would be an exact replica of the west elevation portico.
3. The extension would make the east lawn more accessible.
4. When viewed from the street the two porticos would balance each other.
5. All natural materials would be used, except for a few weather sensitive areas that would use Azek trim boards, a well known wood composite material.
6. There would be no lights associated with the east entry porch.
7. The VDRB read the Design Review Board's recommendation to approve presented.

**After further discussion, Ms. Spector moved with a second by Mr. Mayhew to approve the application as presented.**

**The motion was approved with a 3-0 vote.**

**V. APPROVAL OF MINUTES**

The minutes of the July 12, 2017 meeting were approved as submitted.

**VI. ADJOURNMENT**

The Board adjourned at 8:35 p.m.

Respectfully submitted,

Michael Brands, AICP  
Town Planner