

**VILLAGE DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
December 13, 2017**

MEMBERS PRESENT: Jane Soule, Keri Cole, Wendy Spector, Randy Mayhew, Elizabeth Daniels
MEMBERS ABSENT: None
OTHERS PRESENT: Jack Rossi, Tunga Hellstrom, Travis Hellstrom, Rachel Shields, Amy Robb, Robert Thibodeau, Jill Davies, Maeve Ryan, Julia Cooke, Jessica Abston

I. CALL TO ORDER

Chair Jane Soule called the meeting to order at 7:35 p.m.

II. PUBLIC HEARINGS

A. Old Business: None

B. New Business:

1. V-3354-17 Oliver Reed and Travis Hellstrom

The application is for Design Review approval to place a Little Free Library in the front of the building for free use by the public. The property is zoned Central Commercial/Design Review and is located at 63 Central Street

Co-applicant, Travis Hellstrom, presented the application.

The VDRB reviewed the application and the Design Review Board's recommendation that the box be moved closer to the building where it would be less noticeable. The Town Planner has previously stated that a book box is not an allowed use in the regulations.

Mr. Hellstrom explained that the Free Little Library is a global non-profit that provides a "fun, cute opportunity for a community to share books."

Audience member Amy Robb of Cloudland Road testified in favor of keeping the box on the sidewalk. Moving it would defeat the purpose of the box, which is to be easily noticed by the passing public. She inquired about the box located on Central Street by the Teagle Landing stairway. Ms. Soule state that she believed that particular box was grandfathered because it existed before zoning regulations.

Ms. Soule explained that the board was not determining the value of the box, but was responsible for following the regulations which were not clear on the matter.

Mr. Hellstrom and audience member Jack Rossi, who also serves on the Design Review Board, discussed how they did not recollect a conclusive decision about the box's architectural compatibility. Most of the discussion was about color, which is not a regulated feature.

Ms. Cole expressed her opinion that the decision on the box was within the VDRB's purview and a new application was not necessary.

Maeve Ryan of Curtis Hollow Road asked if regulations could be written, and commented on how the box engaged both tourists and locals.

Ms. Cole moved to close testimony. Mr. Mayhew seconded. The motion was approved with a 5-0 vote.

After additional discussion, Ms. Cole moved to approve the application as presented. Ms. Daniels seconded. The motion was approved with a 5-0 vote.

III. OTHER BUSINESS

Temporary Gazebo

Jack Rossi asked if a permit was required to store a gazebo on the property of Les Berg for up to 6 months while its permanent location was determined. The gazebo belonged to Peggy Kannenstein who donated it to Sustainable Woodstock when she sold her property. Ms. Kannenstein wants it removed as soon as possible, but Sustainable Woodstock does not yet know where it should go and it will required permitting if permanently installed. Mr. Rossi shared a photograph of the gazebo.

Ms. Soule recommended that Mr. Rossi apply for a permit.

IV. OPEN COMMENT

Julia Cooke of Slayton Terrace asked what could be done with the vacant store fronts on Central Street. She was concerned that they are a blight and thought there should be some kind of regulation prohibiting long-term vacancies. Ms. Soule referred her to audience member, Jill Davies, who is a Selectperson. Ms. Davies invited Ms. Cooke to join the Economic Development Board or the Selectboard to help come up with solutions.

Ms. Soule then raised the issue of pop-ups in empty storefronts. There was a discussion about permitting and whether the Planning Commission should consider regulations and permitting. Mr. Mayhew speculated that a temporary administrative permit might be appropriate.

V. ADJOURNMENT

Mr. Mayhew moved that the board be adjourned. Ms. Daniels seconded and the board unanimously voted to adjourn at 8:18 p.m.

Respectfully submitted,

Wendy Spector