



Woodstock, Vermont The Shire Town of Windsor County

TOWN - VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

**VILLAGE DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
October 24, 2018**

PRESENT: Jane Soule, Randy Mayhew, Wendy Spector, Elizabeth Daniels
ABSENT: Keri Cole
ALSO PRESENT: Chris Ambrose

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

1. V-3412-18 Doug Laufer

The application is for Design Review approval to construct a dry-laid stone retaining wall in flood zone. The property is located at 6 River Street and zoned Residential Low Density / Design Review.

Mr. Ambrose, contractor, presented the application.

The VDRB reviewed a site plan and photographs of the proposed wall.

The request to place a retaining wall on the rear of the house had been withdrawn at the September 19 meeting as it is located in the 100 year flood plan and therefore required a Flood Hazard review.

The State Flood Official John Broker-Campbell reviewed the application and finds it would not have an undue adverse impact on the flood zone based on Mr. Ambrose's flood storage capacity analysis.



Mr. Ambrose submitted a calculation sheet which notes the net result of additional material is offset by the large amount of basement area that had been excavated when building the home.

The VDRB reviewed a site plan, a rendering of the photographs of the proposed stone work and renderings of the retaining wall viewed from three sides: east, west and south.

A 5' tall 2' thick retaining wall is proposed to be placed 9' off the back of the recently constructed house. The wall would be two sections, east and west of the stairs.

The intent of the wall is to allow back filling for the basement foundation and to help support the screened porch.

A photo of a similar dry-laid stone wall was shown to the VDRB.

The VDRB read the Design Review Board's recommendation to approve the proposed wall as presented noting it would be compatible with the Design Review regulations.

The VDRB reviewed Sections 404 Flood Hazard and 405 Design Review with the applicant.

Testimony was voted close.

III. OTHER BUSINESS

A. Administrative Officer's Report

The report was placed on hold as the PZAO was not present.

IV. DELIBERATIONS

A. V-3412-18 Doug Laufer

After discussion the following findings of fact were established:

1. The VDRB reviewed a site plan and photographs of the proposed wall.
2. The State Flood Official John Broker-Campbell reviewed the application and finds it would not have an undue adverse impact on the flood zone based on Mr. Ambrose's flood storage capacity analysis.
3. Mr. Ambrose submitted a calculation sheet which notes the net result of additional material is offset by the large amount of basement area that had been excavated when building the home.
4. The VDRB reviewed a site plan, a rendering of the photographs of the proposed stone work and renderings of the retaining wall viewed from three sides: east, west and south.

5. A 5' tall 2' thick retaining wall is proposed to be placed 9' off the back of the recently constructed house. The wall would be two sections, east and west of the stairs.
6. The intent of the wall is to allow back filling for the basement foundation and to help support the screened porch.
7. A photo of a similar dry-laid stone wall was shown to the VDRB.
8. The VDRB read the Design Review Board's recommendation to approve the proposed dry-laid stone retaining wall as presented noting it would be compatible with the Design Review regulations.
9. The VDRB reviewed Sections 404 Flood Hazard and 405 Design Review with the applicant.

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

The motion passed with a 3-0 vote. (Ms. Daniels arrived after the vote.)

V. APPROVAL OF MINUTES

Approval of the October 10, 2018 minutes was continued.

VI. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Michael E. Brands, AICP
Town/Village Planner

