



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

March 13, 2019

PRESENT: Jane Soule, Randy Mayhew, Wendy Spector, Keri Cole
ABSENT: Elizabeth Daniels
ALSO PRESENT: Brad Prescott

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-3432-19 Woodstock Investments

The application is for Design Review approval to create accessible entrance. The property is located at 3 Elm Street and zoned Central Commercial / Design Review.

Mr. Prescott, architect, presented the application.

The VDRB reviewed numerous photographs and renderings of the proposed entrance.

The owners of Bentleys Restaurant would like to place an ADA entrance at the northernmost doorway.

The current door jamb has a 4.25" rise above the public sidewalk. This would be removed and replaced with a stone floor built to the same level as the sidewalk.

The existing door would be removed. The entrance would intrude into the restaurant deep enough to allow for the required ADA space to maneuver a wheelchair. A 3' wide entrance door would be on the north wall of the new entrance.

An interior ramp with a 1:20 slope would be placed inside the building along the north wall of the restaurant.

The exterior would have wood framed walls with wood paneling to match existing exterior. Paint color would match as well.

There would be no automatic door opener, as it is not required per ADA.

At their March 6, 2019 meeting, the Design Review Board recommended approval as submitted, noting the proposed changes would be compatible with the Design Review regulations.



Testimony was voted close.

III. OTHER BUSINESS

A. Administrative Officer's Report

The report was issued and discussed.

IV. DELIBERATIONS

A. V-3432-19 Woodstock Investments

After discussion the following findings of fact were established:

1. The VDRB reviewed numerous photographs and renderings of the proposed entrance.
2. The owners would like to place an ADA entrance at the northernmost doorway.
3. The current door jamb has a 4.25" rise above the public sidewalk. This would be removed and replaced with a stone floor built to the same level as the sidewalk.
4. The existing door would be removed. The entrance would intrude into the restaurant deep enough to allow for the required ADA space to maneuver a wheelchair. A 3' wide entrance door would be on the north wall of the new entrance.
5. An interior ramp with a 1:20 slope would be placed inside the building along the north wall of the restaurant.
6. The exterior would have wood framed walls with wood paneling to match existing exterior. Paint color would match as well.
7. There would be no automatic door opener, as it is not required per ADA.
8. At the March 6, 2019 meeting, the Design Review Board recommended approval as submitted, noting the proposed changes would be compatible with the Design Review regulations.

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

The motion was approved with a 4-0 vote.

V. APPROVAL OF MINUTES

The January 23, 2019 minutes were approved as submitted.

VI. NEXT MEETING

The next meeting is scheduled for March 27, 2019. The Town Planner will not be present.

VII. ADJOURNMENT

The meeting was adjourned at 7:46 p.m.

Respectfully submitted*,

Michael E. Brands, AICP
Town/Village Planner

* Per recording of meeting.