

**WOODSTOCK VILLAGE DEVELOPMENT REVIEW BOARD
WOODSTOCK TOWN HALL
31 THE GREEN
May 27, 2020**

DRAFT MINUTES

MEMBERS PRESENT: Keri Cole, Randy Mayhew, Wendy Spector
MEMBERS ABSENT: Jane Soule, One Vacancy
OTHERS PRESENT: Samuel Segal, Neal Leitner

I. OPENING OF MEETING

Vice-Chair Randy Mayhew called the meeting to order at 7:30 p.m.

II. APPLICATIONS

- 1. V-3519-20; Nick & Beverly Ferro, owner/applicant; 181/2 Mountain Avenue; Parcel #23.51.19.001; Zone: R1/DR; To Install Heat Pump and Enclosure of Heat Pump.**

Applicant Nick Ferro was not in attendance.

The application is for Design Review Approval.

Town Planner Neal Leitner updated the board with a summary of the application. He described the lattice enclosure and the dimensions.

The lattice enclosure would match the materials and color of the lattice trellis and the lattice fence, both of which are adjacent to proposed heat pump enclosure.

The manufacturer of the lattice enclosure is the same as the trellis and fence, so the materials and craftsmanship are the same.

Randy Mayhew asked if the enclosure can be seen from the street.

Mr. Leitner responded that it cannot be seen easily.

Ms. Spector motioned to accept the application as submitted. Ms. Cole seconded the motion.
Motion passed 3-0.

2. V-3520-20; Samuel & Lorissa Segal, owner/applicant; 3 Highland Ave. Ext.; Parcel #24.51.29.001; Zone: R3/Scenic Ridgeline; To Convert Short Term Rental to Bed & Breakfast.

Samuel Segal was asked to present his application to the Board.

The application is for Conditional Use Approval.

The application is to convert an existing Short-Term Rental into a Bed and Breakfast. Mr. Segal explained that he expects to use the proposed Bed and Breakfast in the same way as he has used the Short-Term Rental, just as a weekend rental.

He is applying for the Bed and Breakfast use because the Short-Term Rental restrictions in terms of times per year that it can be rented are too restrictive financially. He also mentioned that his Mother-In-Law uses the unit periodically.

He thought he met the criteria for a Bed and Breakfast.

He installed a sprinkler system and had Fire Chief David Green inspect the unit.

The unit is self-contained and only has one guest room. It will not include any meals.

Wendy Spector asked if there was a kitchen.

Mr. Segal responded that there is a galley kitchen included in the unit.

He then described the layout of the floorplan.

Ms. Spector wondered if the presence of a kitchen was material, and if one could be allowed in a Bed and Breakfast. Ms. Spector brought up a previous application in which there was a kitchen inside the Bed and Breakfast use.

Keri Cole said the board did have issue with it. Ms. Spector agreed and replied that they referred the issue to the Fire Chief.

Ms. Cole stated that she and Mr. Mayhew were in accord that their regulations did not say anything about a kitchen. She supports this type of use.

Mr. Mayhew agreed that the regulations do not prevent a Bed and Breakfast use from having a kitchen. He mentioned that if the Fire Marshal has an issue with a kitchen, then that would be material.

Mr. Segal stated that the fire inspection was completed, and no issue was found.

Ms. Cole motioned to approve the application as presented. Ms. Spector seconded the motion.
Motion passed 3-0.

III. MINUTES

The approval of the minutes from the February 26, 2020 meeting was continued to the next meeting.

IV. NEXT MEETING

The next meeting is scheduled for June 10, 2020. Town Planner Neal Leitner explained the reason for a joint TDRB and VDRB meeting on June 10th. He described the Riverwalk Trail that was approved by the Conservation Commission. It traverses both the Village and the Town, so a joint meeting was set up for the two boards to discuss the trail in unison and approve together as well. Mr. Mayhew asked if any letters of interest had been received for the vacancy on the board. Neal Leitner responded that no letters of interest have been received yet. Mr. Mayhew then encouraged the board members to put the word out within their networks.

V. ADJOURNMENT

Ms. Cole motioned to adjourn; it was seconded by Ms. Spector.

Motion passed 3-0.

Meeting adjourned 8:30PM.

Respectfully Submitted,

*Neal Leitner
Town Planner*