

**WOODSTOCK
VILLAGE DEVELOPMENT REVIEW BOARD
JULY 8, 2020
ZOOM CONFERENCE CALL**

MEETING MINUTES

MEMBERS PRESENT: Keri Cole, Randy Mayhew, Wendy Spector, Jane Soule
MEMBERS ABSENT: One Vacancy
OTHERS PRESENT: Neal Leitner, Mark Scully, Katherine Bernard, Max Kelly, Pat Kelly

I. OPENING OF MEETING

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

II. PUBLIC HEARING

1. **V-3548-20;** Jeffrey & Kathryn Ahearn, owner/applicant; 5 Mountain Avenue, Unit 3; Parcel #23.52.08.003; Zone: RLD/DR; To Install 4 Replacement Windows. <**Deemed a Minor Application by Design Review**>
2. **V-3549-20;** Matt Tashjian, owner; Scott LaFromboise, agent; 77 Central Street; Parcel #21.52.07.001; Zone: RO/DR; To Replace Roof. <**Deemed a Minor Application by Design Review**>
3. **V-3550-20;** El-Kam Realty Co., owner; Vermont Eclectic Co., LLC, applicant; 12B Central Street; Parcel #20.52.39.; Zone: CC/DR; To Replace Awning.

Applicant Mark Scully of Vermont Eclectic introduced the proposed replacement awning Village Development Review Board. The design replaces a single-color light blue awning with a black and white striped awning. The neighboring storefronts have striped awning as well. He described his store to the board. He came before the VDRB last year for a new sign since the retail establishment is new. He has since decided the store needed a new awning.

The proposed awning has received approval from the Design Review Board at the July 1st meeting.

A motion was made to close testimony. It was seconded.

Motion passed 4-0.

4. **V-3552-20**; Catherine Bernard, owner/applicant; 37 South Street; Parcel #23.55.20.; Zone: RHD/DR; To Repair Porch & Replace Railings with New Style of Railings.

Town planner Neal Leitner introduced the proposed project to the VDRB. It consists of a partial porch repair project that will include replacement of rotted lattice with vertical railings. Applicant Catherine Bernard introduced the porch repair project at 37 South Street. The existing railing and steps are in disrepair. The posts will remain since they are not rotted out. The applicant said safety is an issue, and that the proposal will ensure the front porch and steps are safe to use.

A motion was made to close testimony. It was seconded.

Motion passed 4-0.

III. OTHER BUSINESS

Zoning Officer's Report

The town planner briefed the board on the language approved by the Planning Commission regarding enforcement of signage during the state of emergency and the public health crisis. The language adopted is as follows:

Until October 15th the sign regulations in the Village and Town will not be enforced except for the following prohibited uses; flashing or moving signs, internally illuminated or neon-type signs, signs which illuminate any part of a building, illumination of signs after 11:00P.M. and excessive illumination which constitutes a nuisance. Signs will not be required to go to the Village Design Review Board. The Planning Commission reserves the right to revisit the enforcement of sign regulations as necessary.

A discussion was held as to the wording and how it coincides with similar sign related resolutions from the Village Trustees and the Select Board. All three boards wrote in October 15th as the termination of the temporary measures.

Informal review of site plan at 35 Atwood Avenue

Property owner Max Kelly introduced a draft site plan with elevations of a 6-unit condominium project he is interested in developing at 35 Atwood Avenue. The existing 3-lot subdivision would be merged back into one lot with a two-story 6-unit condominium building with a lower level for the garages. The sloping lot would be accessed by vehicles from Atwood Avenue, with garages on the lower level facing north, away from Atwood Avenue. The front doors of the units would face south, towards Atwood Avenue.

The board asked Max Kelly if drainage has been analyzed. The board was concerned with the slope of the site, and if it is covered with impermeable surface, how the

stormwater would be addressed. The applicant did not have a specific drainage plan, and said that one would be prepared.

After a discussion touching the topics of density, housing needs, parking requirements and architectural compatibility in the neighborhood.

The property owner thanked the board for their comments.

IV. DELIBERATIONS

a) **V-3548-20** <*Deemed a Minor Application*>

b) **V-3549-20** <*Deemed a Minor Application*>

c) **V-3550-20**

The proposed awning has received Design Review approval per Section 405.B.1.g.

The proposed awning does not have any signage, so Section 519.A.8.d signage on awnings would not apply to this approval.

The proposed size of the awning is in scale with the existing store front.

The awning complements the storefront signage that was permitted by the VDRB in 2019.

A motion was made by Keri Cole to approve the application as submitted. The motion was seconded by Wendy Spector.

Motion approved 4-0.

d) **V-3552-20**

The proposed front porch repair received Design Review approval per Section 405.B.1.d

The application consists of a partial porch repair project that will include replacement of rotted lattice with vertical railings.

The existing railing and steps are in disrepair.

The posts will remain since they are not rotted out.

Safety was identified as an issue, and that the proposal will ensure the front porch and steps are safe to use.

A motion was made by Keri Cole to approve the application as submitted. The motion was seconded by Wendy Spector.

Motion approved 4-0.

V. APPROVAL OF MINUTES

Randy Mayhew moved to approve the minutes of June 24th, 2020. Keri Cole seconded the motion.

Motion passed 4-0

VI. NEXT MEETING July 22, 2020

VII. ADJOURNMENT

A motion was made by Keri Cole to adjourn the meeting. It was seconded by Randy Mayhew.

Motion passed 4-0.

