

**WOODSTOCK
VILLAGE DEVELOPMENT REVIEW BOARD
AUGUST 26, 2020
ZOOM MEETING**

MEMBERS PRESENT: Randy Mayhew, Wendy Spector, Jane Soule, Keri Cole
MEMBERS ABSENT: One Vacancy
OTHERS PRESENT: Neal Leitner, Charlie Kimball, Carolyn Kimbell, Larry Zeitlin, Greta Zeitlin, Jack Rossi, Barbara Barry

I. CALL TO ORDER

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

II. PUBLIC HEARING

1. **V-3561-20;** Village of Woodstock, owner; Sustainable Woodstock, agent; Maxham Meadow Way (East End Park); 21. 51.18.; Zone: COM/FHD; To Install In-Ground Slide, Gravel Path & Rock Scramble.

Sustainable Woodstock representative Jack Rossi introduced the project to the board. The project consists of an in-ground slide, a gravel path and a rock scramble at East End Park. The project is partially within the 100-foot buffer from the Ottaquechee River. The Conservation Commission reviewed it at their August 19th meeting. It was approved unanimously without any conditions.

Keri Cole asked if the slide or any other amenities would detach should a flood occur.

Jack Rossi responded that the slide will be attached to the ground with concrete, so it would not detach. The rock scramble would be comprised of rocks placed in the ground and would not become dislodged during a flood event.

Jack Rossi mentioned that this is the last project as part of the East End Park. The park will be completed once this project is finished.

Hearing no additional public comment, the board voted to close testimony.

2. **V-3568-20;** Charlie & Carolyn Kimbell, owner/applicant; 19 River Street; Parcel #20.51.27.; Zone: RLD/DR; To Request Waiver to Side Yard Setback to Construct a Shed.

Chair Soule opened the item with a discussion of the waiver request. She stated that the board discussed the application and thought it is a variance, not a setback waiver request.

Randy Mayhew discussed Section 502, Accessory Structures Within the Setback. He noted that the section only allows for up to a 50% reduction to the side and rear setbacks for accessory structures, which would be 7 ½ feet in the Residential Low Density zone since the required side yard setback per Section 304 is 15 feet.

Randy Mayhew asked the applicant if the shed could be placed 7.5 feet away from the side yard property line.

The applicant responded that the town planner counseled them in regard to the 7.5-foot setback option, but they decided it was still too great of a setback since it would place the shed in the middle of the backyard.

A discussion of the Village zoning regulations as it pertains to Section 715: Variances ensued. The board decided that a variance is needed for this application.

Wendy Spector mentioned that the application would need to be changed to request a variance.

The applicant requested to amend the application for a variance, rather than a waiver.

Randy Mayhew stated that for a variance to be approved, all five criteria of Section 715: Variances must be met.

Wendy Spector asked the applicant if the shed would be visible.

The applicant said it would not be visible due to the flora of the garden and the privacy fence located 2 feet away from the proposed shed.

The board discussed the 5 criteria set forth in Section 715 in context with the application.

Chair Soule stated that the board needs to be careful with granting a variance because the board should not set any precedence.

Keri Cole agreed, but she noted that the board has the ability to treat each application on an individual case and apply the standards in context.

Wendy Spector stated that a site visit to the property would be very helpful.

The board decided that a site visit is needed to see the proposed shed location in person for them to verify that the five criteria outlined in Section 715 can be met.

Hearing no additional public comment, the board voted to close testimony.

A motion to place the item into recess until the board can conduct a site visit was made by Keri Cole. It was seconded by Wendy Spector.

Motion passed 4-0.

3. **V-3571-20;** Greta & Larry Zeitlin, owner/applicant; 31 Elm Street; Parcel #20.52.25.; Zone: RLD/DR; To Install Fence.

Applicant Greta Zeitlin introduced the fence project to the board. It is proposed to be a white picket fence. Historically, a white picket fence was located along Elm Street in front of the house. The applicant would like to reinstall the fence to match the other properties along Elm Street. They would remove the hedge that was planted in place of the previous picket fence.

Randy Mayhew moved to close testimony. Wendy Spector seconded.

4. **V-3572-20;** Andrew Heyward/Priscilla Painton, owner/applicants; Michael Dunne, agent; 23 The Green; Parcel # 23.52.18; Zone: RLD/DR; To Replace Existing Windows & Replace Roof.

The town planner introduced the project to the board since the applicant's agent was not able to attend. The town planner summarized that the Design Review Board recommended that a sample of the proposed black asphalt architectural shingle be submitted to town hall for board review. They also conditioned their approval with the requirement that the valley flashings and drip edges are copper.

The board examined the sample shingle provided and discussed the Design Review Board recommendation that copper flashings and drip edges are installed.

Hearing no additional public comment, Wendy Spector moved to close testimony. It was seconded by Keri Cole.

5. **V-3574-20;** Greta & Larry Zeitlin, owner/applicant; 31 Elm Street; Parcel #20.52.25.; Zone: RLD/DR; To Replace 2 Windows.

The applicant Greta Zeitlin introduced the project to the board. It consists of replacing 2 windows on the northwest elevation of the house. The new windows would remain 6 over 6 but would be 6" taller to match the dimensions of the windows on the rest of the house.

Hearing no additional public comment, the board voted to close testimony.

III. OTHER BUSINESS

1. Zoning Officer's Report

The town planner introduced MaryAnne Flynn Conway to the board. She has expressed interest to join the board, since it has one vacancy. She introduced herself and explained her interest and background to the board. The board held a brief discussion of their duties and introduced themselves to her. They wished her the best of luck at her interview on September 8th with the Village Trustees and looked forward to working with her should she be appointed.

IV. DELIBERATIONS

1. V-3561-20

The board reviewed the project that consists of an in-ground slide, a gravel path and a rock scramble at East End Park.

The project is partially within the 100-foot buffer from the Ottaquechee River.

The Conservation Commission reviewed it at their August 19th meeting. It was approved unanimously without any conditions.

The applicant confirmed the slide will be attached to the ground with concrete, so it would not detach. The rock scramble would be comprised of rocks placed in the ground and would not become dislodged during a flood event.

Jack Rossi mentioned that this is the last project as part of the East End Park. The park will be completed once this project is finished.

A motion was made to approve the application as submitted. It was seconded.

Motion passed 4-0.

2. V-3568-20

Deliberations resumed via group email on Monday, August 31st after each board member conducted a site visit.

The board reviewed the request to place the 84 square foot garden shed 2-feet from the property line and determined it requires a variance, not a waiver since it exceeds the maximum 50% reduction from required setbacks in the RLD zoning district per Section 502: Accessory Structures in the Setback.

The applicant requested to amend the application to ask for a variance rather than a setback waiver on record. The board agreed to the request.

The board reviewed the project in accordance to Section 715: Variances. The five criteria under Section 715 were reviewed and discussed.

The applicant stated that the small, narrow lot makes it very difficult to abide by the side yard setbacks of 15 feet.

The rear portion of the lot is 38 feet wide.

The board reviewed the minutes of the August 19, 2020 Design Review Board minutes and found that the shed is in conformance with Section 405: Design Review.

After the board conducted individual site visits to the property, the board unanimously found that the proposed shed located 2 feet away from the side

property line could satisfy all five criteria in Section 715: Variances with the condition that the variance shall exist only so long as the current or replacement fence is maintained approximately where it is.

Randy Mayhew motioned to approve the application as submitted with the condition that the variance shall exist only so long as the current or replacement fence is maintained approximately where it is. The motion was seconded.

Motion approved 4-0.

3. V-3571-20

A 4-foot-tall white picket fence connecting the adjacent white picket fences along Elm Street is proposed.

Historically, a white picket fence was located along Elm Street in front of the house.

The applicant would like to reinstall the fence to match the other properties along Elm Street. They would remove the hedge that was planted in place of the previous picket fence.

The board reviewed the minutes of the August 19, 2020 Design Review Board minutes and found that the white picket fence is in conformance with Section 405: Design Review.

Randy Mayhew moved to approve the application as submitted. Keri Cole seconded the motion.

Motion approved 4-0.

4. V-3572-20

The board reviewed the minutes of the August 19, 2020 Design Review Board minutes and accepted the recommendations made by the board. The recommendations were that the roof sample be submitted to town hall for review and that all the valley flashings and drip edges be copper.

The proposed roofing materials are in conformance with Section 405.

Wendy Spector moved to accept the application with the two suggestions by the Design Review Board that the valley flashings and drip edges are to be copper, and that the board approves of the sample architectural asphalt shingle material.

Randy Mayhew seconded the motion.

Motion passed 4-0.

5. V-3574-20

The board reviewed the minutes of the August 19, 2020 Design Review Board minutes and found that the proposed windows are in conformance with Section 405: Design Review.

The board discussed the history of the property. There used to be a white picket fence along Elm Street, but it was removed and replaced with a hedge. The hedge disrupted the continuity of the fence line along Elm Street, so the board was glad to see the picket fence reintroduced to the streetscape.

Randy Mayhew voted to approve the application as submitted, it was seconded by Wendy Spector.

Motion passed 4-0.

V. OPEN DISCUSSION

VI. APPROVAL OF MINUTES Minutes of August 12, 2020 were approved as submitted.

VII. NEXT MEETING September 9, 2020

VIII. ADJOURNMENT **The board voted to adjourn the meeting at 8:25 p.m.**
