

**WOODSTOCK
VILLAGE DEVELOPMENT REVIEW BOARD
OCTOBER 28, 2020
ZOOM MEETING MINUTES**

MEMBERS PRESENT: Randy Mayhew, Wendy Spector, Jane Soule, MaryAnne Flynn
MEMBERS ABSENT: Keri Cole
OTHERS PRESENT: Neal Leitner, Daniel Zee, David Shastany

I. CALL TO ORDER 7:30PM

II. PUBLIC HEARING

I. PUBLIC HEARINGS – NEW

V-3595-20; David Shastany, owner/applicant; 75 Pleasant Street; Parcel #21.53.14.; Zone: RHD/DR; To Construct New Home Within Buffer.

Applicant and builder David Shastany introduced his application to the board for their review. He proposes to build a one-story with basement single-family house of approximately 1,064 square feet at 75 Pleasant Street.

Discussion of the setbacks began since he is applying for a conditional use permit to allow for construction of a new single-family house partially in a 50-foot riparian buffer.

The town planner explained that the Conservation Commission reviewed the application and recommended that the house is moved 10 feet to the west, so that it can be ten feet from the western side property line, rather than the originally proposed 20 feet. The minimum side yard setback is 10 feet.

The conservation commission also asked that the house is shortened by 2 feet, to be 26 feet wide. The applicant agreed to that as well. This way, the encroachment into the buffer is reduced to a 5-foot encroachment.

The applicant explained to the board that he may be able to move the proposed house further back away from the road as long as there is no ledge present.

The board discussed the possibility of moving the house back from the road. If it is possible, the house could potentially be located outside of the riparian buffer.

The applicant said he would love to move the house back and will try to do so.

A motion was made by Randy Mayhew to close testimony on the item. It was seconded by Wendy Spector.

Motion passed 5-0.

V-3596-20; 39 South LLC, owner/applicant; 39 South Street; Parcel #23.55.22.; Zone: RO/DR; To Replace Roof, All Windows, Existing Porch & Add Parking Area.

Applicant Daniel Zee introduced his project to the board. He recently purchased 39 South Street which is in a state which requires some extensive rehabilitation. He is proposing to replace the roof and windows first to secure the house from winter conditions. Then he would like to reconstruct the existing front porch that was demolished earlier this year when the Fire Marshal tagged the porch as a health and safety hazard.

The porch dimensions would remain the same as the previous porch. The footprint of the house will not be increased. The applicant stated he is not adding any square footage.

The roof would be a black double rock standing seam metal roof. The Village Design Review Board agreed during their meeting that the roof material is appropriate.

The front porch was discussed. The existing front porch is 6 feet wide and will not be widened or narrowed. The front porch will retain the existing footprint. The applicant said he can provide more details on the porch and come back at the next meeting with the porch design for review.

The applicant also explained that he will be installing a gravel parking area for two cars in between 39 South Street and 37 South Street. The parking area has no setbacks but must be located within the property. The property line is between 39 and 37 South Street is located 12 feet south of the south side of the house at 37 South Street.

A motion was made by Randy Mayhew to close testimony on the item. It was seconded by Wendy Spector.

Motion passed 5-0.

III. DELIBERATIONS

V-3595-20; David Shastany, owner/applicant; 75 Pleasant Street; Parcel #21.53.14.; Zone: RHD/DR; To Construct New Home Within Buffer.

The Board found that the application is in conformance with Section 709: Site Plan Approval. The proposed house will meet zoning setbacks in the Residential High Density zone and all other applicable criteria set forth in Section 709.

The board found that the application is in conformance with Section 405.G.: Design Review Approval. The board reviewed the complete application package and the minutes from the Design Review Board meeting. The Design Review Board approved the application as submitted.

The VDRB found that the application was reviewed and approved by the Conservation Commission with the condition that the house is moved ten feet further west and shortened by 2 feet, to be 26 feet wide.

The board also made the findings according to Section 403 A.1. Development within Riparian Buffer Zones.

In accordance with Section 403 A.1.; the VDRB finds that:

- i. The development within the Area will, whenever feasible, maintain the natural condition of the stream and will not endanger the health, safety and welfare of the public or adjoining landowners.
- ii. The development must by necessity be located within the designated buffer area in order to fulfill the intended purposes of the development and will, insofar as possible and reasonable in light of its purpose maintain or enhance water quality and protect wildlife and fish habitat.
- iii. That all feasible and reasonable means of preventing or lessening the loss to the public have been applied.
- iv. That no reasonable acceptable alternative exists on the site which would allow the development to fulfill its intended purpose.
- v. In the event the development is determined to imperil the function of the riparian buffer, the economic, social, cultural, recreational, and other benefits to the public resulting from the development will outweigh the economic, environmental and recreation losses to the public from the imperilment of the riparian buffer.

A motion was made by MaryAnne Flynn to approve the application as presented with the condition that the house is placed 10 feet from the western side property line and is placed as far back from the road as feasibly possible during construction in order to lessen the proposed 5-foot encroachment into the 50-foot riparian buffer. It was seconded by Wendy Spector.

Motion passed 5-0.

V-3596-20; 39 South LLC, owner/applicant; 39 South Street; Parcel #23.55.22.; Zone: RO/DR; To Replace Roof, All Windows, Existing Porch & Add Parking Area.

The board found that the application is in conformance with Section 405.G.: Design Review Approval. The board reviewed the complete application package and the minutes from the Design Review Board meeting. The Design Review Board approved the application with the

recommendation that the windowpanes on the sidelights are rectangular rather than square.

The Board found that the application is in conformance with Section 709: Site Plan Approval. The proposed application will meet all applicable criteria set forth in Section 709.

A motion was made by Randy Mayhew to approve the application as submitted. It was seconded by Wendy Spector.

Motion passed 5-0.

IV. OPEN DISCUSSION

V. APPROVAL OF MINUTES

Minutes of the October 14, 2020 meeting approved as submitted.

VI. NEXT MEETING

November 19, 2020

VII. ADJOURNMENT: A motion to adjourn was made and seconded. Meeting adjourned at 8:20pm.