

WOODSTOCK VILLAGE DEVELOPMENT REVIEW BOARD

Wednesday, February 24, 2021

7:30PM

ZOOM MEETING

MINUTES

MEMBERS PRESENT: Randy Mayhew, Keri Cole, MaryAnne Flynn, Wendy Spector

MEMBERS ABSENT: Jane Soule

OTHERS PRESENT: Neal Leitner, Patrick McWhinney

I. CALL TO ORDER

7:30 P.M.

II. PUBLIC HEARINGS –

- A. V-3613-21;** Patrick and Maeve McWhinney/applicant; 37 Elm St; Parcel #20.52.21.; Zone: RHD/DR; To convert existing planter as fire pit.

The applicant introduced the proposal to the board. The applicant said the pre-existing fire pit was used as a planter due to a prior decision. The property owners of the property and the property directly adjacent to 37 Elm Street no longer own either properties. The applicant hired an attorney to review the prior decision and surveyed all neighbors. Testimony was received by email and letters from the neighbors. All testimony was in favor of the use of the fire pit as a fire pit, rather than a planter as it is currently used. No testimony was received in objection to the change of use request.

The board had no questions for the applicant.

Wendy Spector made a motion to approve as submitted. The motion was seconded by Keri Cole.

Motion passed 4-0.

- B. V-3612-21;** East End Partners, Greg McKenney, Agent; 752 College Hill; Parcel # 20.51.17; Zone: C/LI; Requesting a fifty percent reduction to front setback and a setback variance to reduce the west side setback from 15' to 0'.

Applicant Ben Jervey introduced himself to the board as the new owner of the property at Maxham Meadow Way. He described the antique turn table that was used to turn trains around since it was the terminus of the old rail line that came from White River Junction. The turn table foundation is still there. It is a large round foundation. He is planning to re-use the round foundation potentially for a mixed-use project. Before he invests more time and effort into the project, he is requesting the ability to use the turn table foundation as a foundation for a future

structure. The foundation does not meet current setbacks in the C/LI zone. He asked the board for permission.

The board discussed the item and agreed that this is grandfathered as an existing non-conforming foundation on a lot that pre-dates zoning in the Village of Woodstock. Therefore, it is considered legal non-conforming.

The board had no further questions and voted unanimously to approve the application as presented.

Motion passed 4-0.

DELIBERATIONS

- A. V-3613-21;** Patrick and Maeve McWhinney/applicant; 37 Elm St; Parcel #20.52.21.; Zone: RLD/DR; To convert existing planter as fire pit.

The Board found that the application is in conformance with Section 709: Site Plan Approval. The alterations 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.

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

Motion Passed 4-0.

- A. V-3612-21;** East End Partners, Greg McKenney, Agent;752 College Hill; Parcel # 20.51.17; Zone: C/LI; Requesting a fifty percent reduction to front setback and a setback variance to reduce the west side setback from 15' to 0'.

The board found that the application met the requirements outlined in Section 603: EXISTING SMALL LOTS and;

SECTION 715: VARIANCES due to the fact that the roundtable is a pre-existing nonconforming structure on a nonconforming lot built before zoning was established in the Village of Woodstock.

Specifically, any lot in individual, separate and non-affiliated ownership from surrounding properties in existence at the time zoning was adopted (2/14/77) may be developed for the purposes permitted in the District in which it is located.

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

Motion Passed 4-0.

IV. ADJOURNMENT
