

Woodstock

Village Development Review Board Minutes

June 9, 2021

- I. CALL TO ORDER 7:30 PM
- II. PUBLIC HEARING

OLD BUSINESS:

V-3635-21, Norman Williams Public Library, 23.56.15, 10 The Green

Pursuant to Section 709 and 715 of the Village of Woodstock Zoning Regulations, an application to consider handrails on the lower two steps of the stairs leading to the front door of the library. The second element to the application is for a variance request to increase the height of the fence that surrounds the HVAC units in the rear of the property by 12” – 18” for a total height of 7.5 to 8 feet.

The Board received the following testimony:

Chair Soule opened the first part of the item with a discussion of the proposed handrails per Section 709: Site Plan Review.

Clare McFarland, representative from the library described that the handrails on the lower two steps will match the existing handrails already on the upper set of steps.

The board had no further questions or concerns.

A motion was made to close testimony on item #1 of the application. The motion was seconded.

Motion passed 5-0.

Deliberations:

After discussion, the following findings of fact were established:

The board reviewed the request to install handrails on the lower set of steps in front of the library. The Design Review Board reviewed and approved the handrails as per Section 405 of the Village Zoning Regulations.

Randy Mayhew motioned to approve the amended application as presented. Wendy Spector seconded the motion.

Motion approved 5-0.

The Board received the following testimony:

Chair Soule opened the first part of the item with a discussion of the proposed 7.5- to 8-foot-tall fencing around the HVAC units per Section 715: Variances.

Wendy Spector asked if Clare knows the exact height of the fence. Clare responded that she could not confirm an exact height. The board agreed that in order for a variance to be approved, an exact height is needed.

Keri Cole said that the board should conduct a site visit to view the fence.

Keri Cole motioned to conduct a site visit on May 18th at 15:00. The motion was seconded by Randy Mayhew.

Motion passed 5-0.

The board reconvened while conducting a site visit on May 18th at 15:00.

A discussion of alternatives to the height variance ensued.

Town Planner Neal Leitner measured the existing fence, it varied slightly due to the elevation of the ground. Overall, the existing fence measured approximately 5 feet to 5.5 feet in height.

The board encouraged the library to consider just increasing the fence height to 6', which would not require a variance.

Clare McFarland agreed that a 6-foot-tall fence could be a solution.

The library agreed to amend their application to be a new 6-foot-tall stockade style fence to help screen the HVAC units.

The site visit concluded, and the item was placed into recess until the May 26th, 2021 VDRB meeting to review an amended application for a 6 foot tall fence.

The item was opened at the May 26th VDRB at 19:30.

Clare McFarland introduced the amended application, which was to remove the request for variance.

The amended application is for a 6-foot-tall stockade style fence that would replace the existing stockade fence. The new fence would increase in height to 6 feet maximum.

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

Motion passed 5-0.

Deliberations:

After discussion, the following findings of fact were established:

The board reviewed the request to extend the height of the fence to 12' to 18' over 6 feet.

The Design Review Board reviewed and approved the handrails as per Section 405 of the Village Zoning Regulations.

A site visit was conducted to measure the fence and see it in person.

The existing fence does not measure 6 feet in height in most locations.

A suggestion was made to replace the fence with a full 6-foot tall stockade fence to better screen the HVAC units.

Randy Mayhew motioned to approve the amended application as presented. Wendy Spector seconded the motion.

Motion approved 5-0.

NEW BUSINESS:

V-3652-21; Ed Gillis applicant; Parcel: 23.52.14; 13 The Green; Remove failed concrete retaining wall and replace with new retaining wall

On June 9, 2021, at 7:30 P.M. in the Village of Woodstock, the Village of Woodstock Development Review Board held a duly noticed public hearing, pursuant to Section 710 and Section 403 of the Village of Woodstock Zoning Regulations, to consider the above application seeking Conditional Use and Conservation District Overlay Approval to remove a failing concrete retaining wall and replace with a new retaining wall using Redi-rock.

The Board received the following testimony:

Applicant's agent Jim Mills introduced the project to the board. The project is within the 100-foot buffer from the Ottauquechee River. The Conservation Commission reviewed it at their May 18th meeting. It was approved unanimously without any conditions.

Jim Mills explained that the riverbank is failing and described the history of the erosion. The proposed Redi-Rock retaining wall will repair the failing stone retaining wall. The Village Design Review Board reviewed and approved the project as presented.

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

Motion passed 5-0.

Deliberations:

After discussion, the following findings of fact were established:

The board reviewed the project that consists of a new retaining wall constructed of Redi-Rock.

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

The Conservation Commission reviewed it at their May 18th meeting. It was approved unanimously without any conditions.

The application was reviewed by the State DEC Floodplain Manager and approved.

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

Motion passed 5-0.

Deliberations:

After discussion, the following findings of fact were established:

The board discussed the state of the riverbank. They noted that has been a slow erosion process.

The board noted that the application was reviewed by the Conservation Commission meeting, which approved as submitted.

The VDRB finds that the project meets and promotes the criteria set forth as listed under Sections 710 and Section 403 of The VDRB finds that the project meets and promotes the criteria set forth as listed below.

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

Motion passed 5-0.

V-3656-21; Berdan & Schultz; applicant; 11 Slayton Terrace; Parcel 21.52.39; 10' x 18' carport on property.

Katherine Berdan introduced the project to the board. She would like to construct a 10 X 18 carport in the rear portion of the property 6' 8" feet from the eastern property line. The shed was reviewed by the design review board. The board recommended omitting the windows on the proposed shed. Linda stated that they do not want windows on the shed anyway, so she has no issues with that recommendation.

Kerry Cole made a motion to close testimony. It was seconded by MaryAnne Flynn.

Motion passed 5-0.

Deliberations:

After discussion, the following findings of fact were established:

The board reviewed the request to place the 10' X 18' carport 6 foot 8 inches from the side property line and determined it meets the standards set forth in Section 502: Accessory Structures within the Setback.

The applicant stated that the small, narrow lot makes it very difficult to abide by the side yard setbacks of 10 feet.

The board unanimously found that the proposed carport located 6 feet 8 inches away from the side property line could satisfy Section 502.

Randy Mayhew motioned to approve the application as submitted. Wendy Spector seconded the motion.

Motion approved 5-0.

III. NEXT MEETING

June 23rd, 2021

IV. ADJOURNMENT

8:45PM