

**TOWN OF WOODSTOCK
TOWN DEVELOPMENT REVIEW BOARD
Wednesday, October 26, 2021**

DRAFT MEETING MINUTES

MEMBERS PRESENT: Don Bourdon, Kimberly French, Wade Treadway, Brad Prescott, Alan Willard

MEMBERS ABSENT:

OTHERS PRESENT: Neal Leitner, Daniel Kogut, John McIntyre, John Wetmore, John Kosinski, Tom and Jean Milano

Call To Order 7:30 pm

II. Public Hearings

T-5174-21; Daniel Kogut and Scott Monahan-Short Term Rental

Daniel Kogut introduced the proposal for short term rental. Kogut requested clarification on how many rentals were allowed per season. Neal Leitner, Zoning Administrator confirmed for the applicant that the town regulations for residential five acres is unlimited if the short-term rental is owner occupied year-round, if the owner is not full time, the short-term rental is limited to ten times per year to include foliage season.

Kim French asked the applicant if the home has been inspected by Jay Moody, the Vermont state fire marshal. Kogut confirmed that it was inspected and complies. Kim also confirmed with the applicant that there is parking availability, and the proper insurance has been acquired. Applicant Kogut advised that there is ample parking, and the residence is insured.

Receiving not further testimony, Don Bourdon moved to close the application.

T-5117-21; John McIntyre, applicant and agent, John Wetmore-subdivision lot line adjustment

John McIntyre presented his application to subdivide a six-acre property into three subdivisions.

Don Bourdon presented John McIntyre with two property abutter's e-mails that were presented in opposition to the proposal to subdivide the property.

After reviewing the e-mails, John McIntyre stated that he believes that he is well within the Town regulations to subdivide the property and use of land.

Don Bourdon asked John McIntyre for clarification on what the intended land use may be after the subdivision of the property. John McIntyre confirmed for the Board that he has no other future intentions with the property other than to have the land subdivided.

The Board received testimony from John McIntyre's agent, John Wetmore. Wetmore confirmed that the lots will be advertised as three building lots and marketed as three residential lots.

The Board received testimony from John Kosinski regarding part of the proposed property to be subdivided wraps around his property and expressed concerns as to whether the site is buildable. Board member, Wade Treadway advised that anything that would be built would require a permit and would have to meet with town regulation setbacks and if applicable the riparian buffer zone.

The Board received testimony from Tom and Jean Milano. Tom Milano inquired if septic was available for the proposed lots and wanted to know what the Board would do to ensure that the current theme of a residential neighborhood. Don Bourdon advised Milano the septic question is outside of the Town Development Review Board and would go before the Conservation Commission. Don Bourdon also advised that this parcel is part of the Commercial/Light Industrial zoning.

Receiving no further testimony, Don Bourdon moved to close the meeting.

III. Adjournment:

Meeting adjourned at 9:20 PM