

PUBLIC MEETING AGENDA

VILLAGE OF WOODSTOCK, VERMONT

31 The Green
Woodstock, VT 05091
(802) 457-7515

VILLAGE DEVELOPMENT REVIEW BOARD

Wednesday, May 24, at 7:30 PM

I. CALL TO ORDER: 7:30 PM

II. PUBLIC HEARINGS

- A. **V-3782-23:** Town of Woodstock Fire Department
Location: 454 Woodstock Road
Parcel ID: 21.53.25
Review Type: Design Review Approval
Proposed Development:
To install a 102"W x 36"H LED sign for public safety announcements.
- B. **V-3769-23:** Margaret Janisse
Location: 217-10 Maxham Meadow Way
Parcel ID: 04.03.26
Review Type: Variance
Proposed Development:
To install a 40 S.F. free-standing directory sign

III. DELIBERATIONS

IV. OTHER BUSINESS

V. APPROVAL OF MINUTES

VI. ADJOURNMENT

This a hybrid meeting, both in-person and on Zoom

<https://us02web.zoom.us/j/88648851165?pwd=SzJPWHJDTINDK2ZVNXBvdVArdytodz09>

Meeting ID: 886 4885 1165 **Passcode:** 345452

Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: Town of Woodstock Fire Dept. Phone: 802-291-0440 Email: davidgreen@townofwoodstock.org
Address: 454 Woodstock Rd City/Town: Woodstock State: VT Zip Code: 05091
Co-Applicant: _____ Phone: _____ Email: _____
Address: _____ City/Town: _____ State: _____ Zip Code: _____
Signature(s): X

What is the best way to contact you? Phone or Email _____
What address would you like your Notice of Hearing/Permit mailed to? 454 Woodstock Rd

Agent Authorization

(a representative speaking on behalf of the owner/applicant)

_____ owner of property located at _____ Woodstock, Vermont, hereby designate as my agent
Name of Agent: _____ Phone: _____ Email: _____
Address: _____ City/Town: _____ State: _____ Zip Code: _____
Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation
Signature: _____

Parcel ID Number(s): 21.53.25 Address: 454 WOODSTOCK Zoning District: CL1 Overlay District: DR
Proposal of project: LED Sign Board - Mounted on Building Flat 25.5sqft
102 102W x 36 H - This board will be for public Safety Announcements -

Planning & Zoning Office Only

Village Design Review Hearing Date: 5/17/23 Village Development Review Hearing Date: 5/24/23
Town Development Review Hearing Date: _____ South Woodstock Review Hearing Date: _____
Planning Commission Hearing Date: _____ Conservation Commission Hearing Date: _____ Administrative: _____
Date Recvd: 5/11/23 Date Complete: 5/11/23 By: SB Application #: V-
Review Fee: - Itemized Fee: - Total Fee: -
Paid: cash _____ check _____ Muni Pay: _____



PHILIP B. SWANSON
EMERGENCY SERVICES BUILDING

POLICE

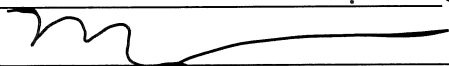
AMBULANCE

FIRE



Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: Margaret Janisse Phone: 973 296 5022 Email: dr.janisse@gmail.com
Address: 217-10 maxham meadow way 4c City/Town: woodstock State: vt Zip Code: 05091
Co-Applicant: _____ Phone: _____ Email: _____
Address: _____ City/Town: _____ State: _____ Zip Code: _____
Signature(s): 

*What is the best way to contact you? Phone or Email email is best.
*What address would you like your Notice of Hearing/Permit mailed to? Above Address,

Agent Authorization

(a representative speaking on behalf of the owner/applicant)

I, _____ owner of property located at _____ Woodstock, Vermont, hereby designate as my agent.
Name of Agent: _____ Phone: _____ Email: _____
Address: _____ City/Town: _____ State: _____ Zip Code: _____
Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation
Signature: _____

Parcel ID Number(s): 04.03.26 Address: 217-10 Maxham Meadow Way Zoning District: Commercial Overlay District: _____

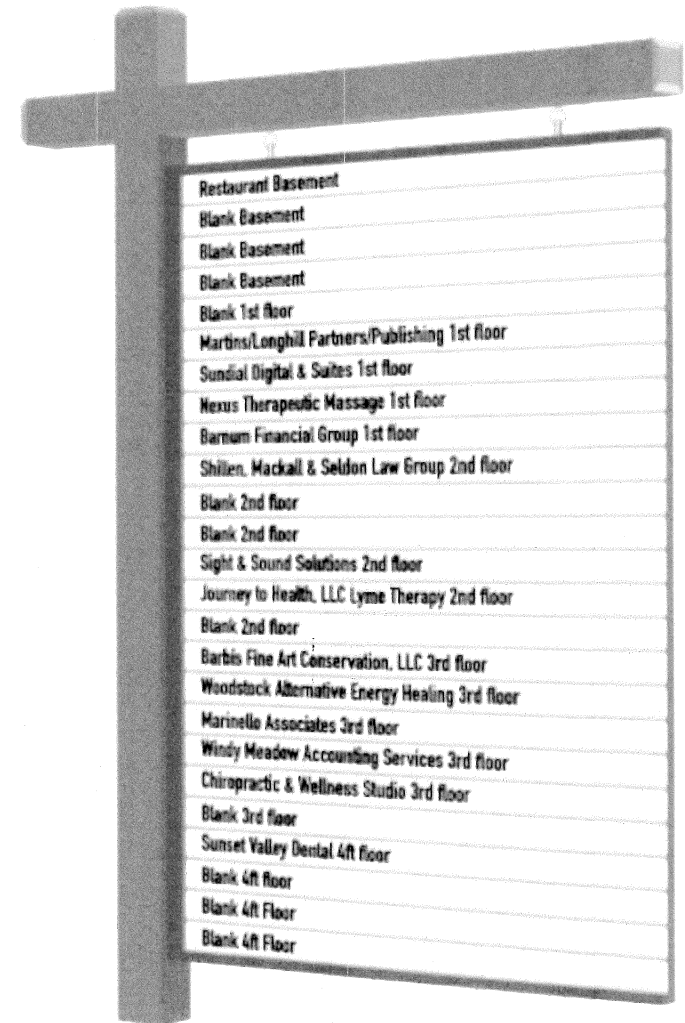
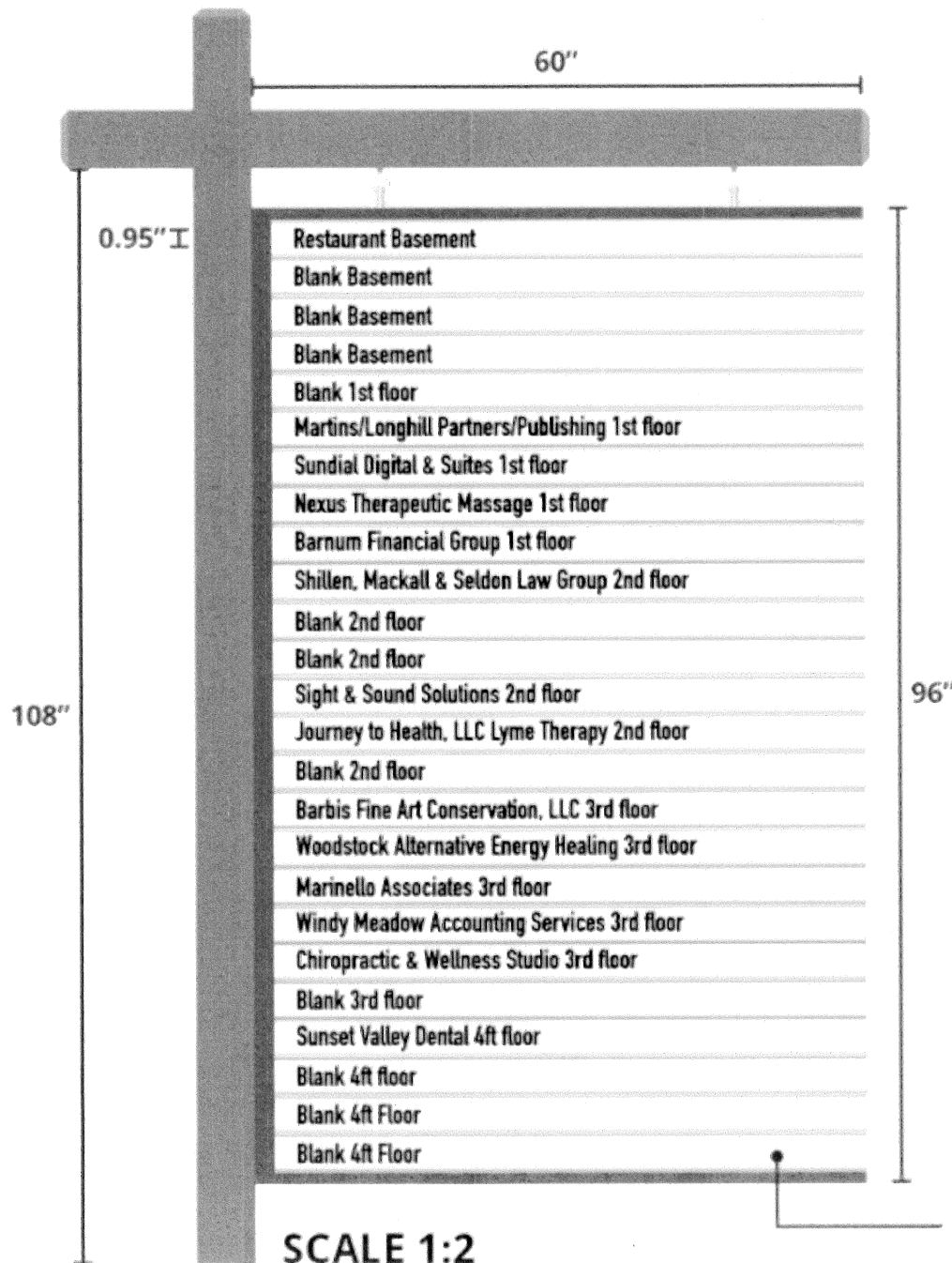
Proposal of project: _____
Hanging sign to be replaced on existing Framework, in the same location. Following Section 526D based on frontage of 63 feet for a sign of 50 sq. ft. Fees included: 50 sq. ft. x \$3/sq. ft. = \$150.00. Sketch of sign, and hanging height included. * This is for the Sunset Farm Building, and its tenants.

Planning & Zoning Office Only

Village Design Review Hearing Date: _____ Village Development Review Hearing Date: _____
Town Development Review Hearing Date: _____ South Woodstock Review Hearing Date: _____
Planning Commission Hearing Date: _____ Conservation Commission Hearing Date: _____ Administrative: _____

Date Recvd: 3/20/23 Date Complete: 5/4/23 By: SB Application #: V-3769-23
Review Fee: \$250 + \$15 Itemized Fee: \$120 Total Fee: \$385
Paid: cash _____ check 1372 Muni Pay: _____

3/1/23 \$150



Restaurant Basement
Blank Basement
Blank Basement
Blank Basement
Blank 1st floor
Martins/Longhill Partners/Publishing 1st floor
Sundial Digital & Suites 1st floor
Nexus Therapeutic Massage 1st floor
Barnum Financial Group 1st floor
Shillen, Mackall & Seldon Law Group 2nd floor
Blank 2nd floor
Blank 2nd floor
Sight & Sound Solutions 2nd floor
Journey to Health, LLC Lyme Therapy 2nd floor
Blank 2nd floor
Barbis Fine Art Conservation, LLC 3rd floor
Woodstock Alternative Energy Healing 3rd floor
Marinello Associates 3rd floor
Windy Meadow Accounting Services 3rd floor
Chiropractic & Wellness Studio 3rd floor
Blank 3rd floor
Sunset Valley Dental 4th floor
Blank 4th floor
Blank 4th floor
Blank 4th floor

**SUPPORT STATEMENT
FOR A
VARIANCE**

In accordance with the Zoning Regulations, the Development Review Board must make affirmative findings of certain criteria before the Board can approve a variance. The criteria are listed below. Please state in detail how you believe each of the criteria are met in your case.

CRITERIA 1

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of a lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning regulations in the neighborhood or district in which the property is located.

~~The Sunset Farm Building is unique, in that it is a four story building with five levels, over 25,000 sq. ft and includes 25 individual condominium units. There are 16 businesses, in operation now, with the potential for 25 total businesses. The existing sign limitation to free standing signage of 20 sq. ft. is a hardship, limiting owners of businesses to have even minimal signage to guide clients, patients, and perspective customers. We have submitted the proposed sign that is less than 40 sq. ft. and could be hung from the already existing "L" frame type structure.~~

CRITERIA 2

That because of such physical circumstance or condition there is no possibility that the property can be developed in strict conformity with the provisions of the zoning regulation and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

~~The variance for a free standing sign upto 40 sq. ft is necessary to allow reasonable usage by condominium owners and respective businesses display where their businesses are located, and promote local business economy.~~

CRITERIA 3

That such unnecessary hardship has not been created by the applicant.

~~This hardship as not been created by the applicant, but a request for a variance based on how~~
unique the property is, that is outside the normal zoning regulations.

CRITERIA 4

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

The variance will not alter essentials, or impair use, or be detrimental to the public welfare, but
~~improve the appearance, and ease of navigation by locals, and tourists.~~

CRITERIA 5

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the zoning regulation and the plan.

~~This request is an extreme minimum understanding that if this building was in the business district,~~
we would qualify for signs exceeding a 100 sq. ft, based on our frontage. We can do it with this
~~minimum that will allow reasonable signage with a free standing sign upto 40 sq.ft. that would allow~~
existing business owners signage, and have room for future business owners, without the need
for increasing the overall sign dimensions.

MEETING MINUTES

VILLAGE OF WOODSTOCK, VERMONT
PLANNING & ZONING DEPARTMENT

31 The Green
Woodstock, VT 05091

VILLAGE DEVELOPMENT REVIEW BOARD

The Village Development Review Board held a public meeting on April 26th, 2023, at 7:30 PM to conduct the following business:

Members Present: Jane Soule, Chair, Randy Mayhew, and MaryAnne Flynn
Public Present: Tom Weschler, David Yatim
Staff present: Steven Bauer and Stephanie Appelfeller

Call to Order:

Chair Soule called the meeting to order at 7:30 PM.

Adjustments to Agenda: None.

Public Hearings:

A. V-3771-23: Woodstock Resort Corp.

Location: 0 Maxham Meadow Way

Parcel ID: 21.51.15.LN2

Review Type: Conditional Use Approval

Proposed Development:

To make the first 0.3 miles of the Ottauquechee River Trail universally accessible through the construction of an ADA-compliant ramp and resurfacing 0.3 miles of the trail with ADA-compliant materials.

Tom Weschler, representing the ORT group, as agent on behalf of the Woodstock Resort Corp., presented the three-phase proposed development. Tom explained that the first phase intends to make the first 0.3 miles of the 2.8-mile trail wheelchair accessible. Tom explained that to make the trail accessible requires: (1) the construction of an ADA-compliant ramp at the trailhead; (2) the removal of approximately 600 feet of tree roots; and (3) the resurfacing the first 0.3 miles of trail with hardpack.

Tom presented the second phase of the project, which intends to clear the remaining one-acre parcel. The materials presented claim that most of the vegetation is invasive species, according to an arborist at Marsh-Billings-Rockefeller National Historical Park. After the removal of these invasives, ORT plans to work with Marsh-Billings-Rockefeller National Historical Park and other local organizations to replant the one-acre parcel with native bushes and trees.

Finally, Tom presented the third phase of the project, which intends to beautify the trailhead. This includes the construction of stone decorative columns to help define the stairs leading to the river. ORT also intends to install a stone bench in the trailhead area.

Randy Mayhew moved to close testimony.
MaryAnne Flynn seconded the motion.

VOTE: Testimony closed on a vote of 3-0. (Members Cole and Spector absent).

Randy Mayhew moved to accept the application as presented.
MaryAnne Flynn seconded the motion.

VOTE: 3-0. (Members Cole and Spector absent). Conditional Use Approval Granted.

B. V-3772-23: David Yatim and Hedwig Wenninger

Location: 41 South Road

Parcel ID: 23.55.24

Review Type: Design Review Approval

Proposed Development:

To renovate the exterior and add a 60 S.F. addition to the front porch and windows.

David Yatim presented the proposed project to renovate the exterior of the home at 41 South Road. Chair Soule asked about the Design Review's meeting and suggestions. Steven Bauer indicated that the Design Review Committee recommended that the VDRB add a condition that the applicant does not use vinyl siding and all windows of the home be double hung.

Randy Mayhew moved to close testimony.
MaryAnne Flynn seconded the motion.

VOTE: Testimony closed on a vote of 3-0. (Members Cole and Spector absent).

Randy Mayhew moved to accept the application as presented, with the recommendations of the Design Advisory Committee, as presented by Steven Bauer.

MaryAnne Flynn seconded the motion.

VOTE: 3-0. (Members Cole and Spector absent). Design Review Approval Granted.

C. V-3773-23: Woodstock Resort Corp.

Location: 1 River Street

Parcel ID: 20.51.07

Review Type: Design Review Approval

Proposed Development: To replace asphalt shingle roof with standing seam.

No additional testimony was received.

Randy Mayhew moved to close testimony.
MaryAnne Flynn seconded the motion.

VOTE: Testimony closed on a vote of 3-0. (Members Cole and Spector absent).

MaryAnne Flynn moved to accept the application as presented.
Randy Mayhew seconded the motion.

VOTE: 3-0. (Members Cole and Spector absent). Design Review Approval Granted.

D. V-3774-23: Nicole & Michael Green

Location: 52 Pleasant
Parcel ID: 21.51.35
Review Type: Design Review Approval
Proposed Development: To replace the front and side doors.

Steven Bauer mentioned that the Design Advisory Committee recommended that the VDRB not approve the new front and side doors as they do not match the architectural features of the home.

Randy Mayhew stated that he disagreed with the Committee's comments and recommendations.
MaryAnne stated that the door reasonably matches the architectural styles of the area.

Randy Mayhew moved to close testimony.
MaryAnne Flynn seconded the motion.

VOTE: Testimony closed on a vote of 3-0. (Members Cole and Spector absent).

Having addressed the Design Advisory Committee's concerns, MaryAnne Flynn moved to accept the application as presented for both doors.
Randy Mayhew seconded the motion.

VOTE: 3-0. (Members Cole and Spector absent). Design Review Approval Granted.

Other Business:

Steven Bauer introduced the new Zoning Administrative Assistant, Stephanie Appelfeller.

Adjournment:

Randy Mayhew moved to adjourn the meeting.
MaryAnne Flynn seconded the motion.

VOTE: 3-0. (Members Cole and Spector absent). Meeting adjourned at 8:19 PM.

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PLANNING & ZONING DEPARTMENT
31 The Green
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VILLAGE DEVELOPMENT REVIEW BOARD

The Village Development Review Board held a public meeting on May 10th, 2023, at 7:30 PM to conduct the following business:

Members Present: Jane Soule, Chair, Randy Mayhew, Wendy Spector, MaryAnne Flynn.
Public Present: Greta Zeitlin
Staff Present: Steven Bauer and Stephanie Appelfeller

Call to Order:

Chair Soule called the meeting to order at 7:30 PM.

Adjustments to Agenda: None.

Public Hearings:

A. V-3775-23: Larry and Greta Zeitlin

Location: 31 Elm Street

Parcel ID: 20.52.25

Review Type: Design Review Approval

Proposed Development:

To replace: (1) wooden front stairs with granite; (2) wooden driveway entrance stairs with granite; (3) backyard stairs with bluestone. Add: (1) 22" border stone accent wall; (2) slate sitting area in backyard.

Greta Zeitlin presented the proposed improvements include the existing wooden staircase will be replaced with granite steps, the driveway entrance will be updated, addition of a 22" high stone wall on the rear of the property to delineate the property line, and new landscaping.

Randy Mayhew questioned if the VDRB can consider without the prior approval of the Design Advisory Committee and Wendy Spector replied that the Design Committee was for advisory purposes.

Steven Bauer questioned what parts of the proposed plan fall under the design review. Wendy Spector indicated that the stonewall is the only portion of the project that falls under design review. The proposed stonewall delineates the rear property between the subject and the abutting property. MaryAnne Flynn asked if the stonewall is over 100 feet from the riparian buffer. Steven Bauer verified the wall will be 175 feet from the riparian buffer.

Randy Mayhew moved to close testimony.
Wendy Spector seconded the motion.

VOTE: Testimony closed on a vote of 4-0.

Randy Mayhew moved to accept the application as presented.
Jane Soule seconded the motion.

VOTE: 4-0. Approved.

B. AD-V-3766-23: Craig and Caroline Olsen

Location: 217-4 Maxham Meadow Way Unit 1E

Parcel ID: 21.51.04.1E

Review Type: Conditional Use and Site Plan Approval

Proposed Development:

To amend the previously approved V-3766-23 to move commercial units.

Steven Bauer explained that the amended application was due to the unit being moved to a new unit within the same building. MaryAnne Flynn inquired if there were any physical changes to the space and Steven Bauer indicated no changes will be made, the proposed unit will be the same size as the previously approved unit. Randy Mayhew discussed if the business hours make an impact on operation and recommended setting the designated operating hours to match the initial application.

Wendy Spector moved to close testimony.
Randy Mayhew seconded the motion.

VOTE: Testimony closed on a vote of 4-0.

Wendy Spector moved to approve the application as presented, with the hours of 7:30am-4:30pm as originally approved.
MaryAnne Flynn seconded the motion.

VOTE: 4-0. Approved.

Other Business:

None

Adjournment:

Randy Mayhew moved to adjourn the meeting.
Wendy Spector seconded the motion.

VOTE: 4-0. Meeting adjourned at 8:02 PM.