

MEETING MINUTES
TOWN OF WOODSTOCK, VERMONT
31 The Green
Woodstock, VT 05091

TOWN DEVELOPMENT REVIEW BOARD

The Town Development Review Board held a public meeting on January 3, 2023 to conduct the following business:

Members present: Wade Treadway, Chair, Brad Prescott, Alan Willard, Kim French.
Public present: Peter Hicks, Brad Ruderman, John and Larisa Connors
Staff present: Steven Bauer

Administrative Tasks

Call to Order: Wade Treadway called the meeting to order at 7:30 PM.

Adjustments to Agenda: None.

Public Hearings:

The Town Development Review Board received testimony on the following proposed developments:

T-5253-22; 3369 Hartland Hill; Parcel: 09.01.03

Applicant: Peter Hicks

Zone: Residential Five Acre

Review Type: Conditional Use Review

Proposed Development: Short Term Rental

Peter Hicks explained he acquired the property in June and currently use the home as a vacation home but plan to eventually use the home year-round in the future. The space will be used as a short-term rental in the meantime.

Chair Treadway moved to close testimony.

Kim French seconded the motion.

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

T-5262-22; 0 Keeling Rd; Parcel: 11.01.19

Applicant: John Connors

Zone: Residential Five Acre

Review Type: Conditional Use Review

Proposed Development: Single Family Dwelling, Barn, and Garage.

Brad Ruderman shared a brief description of the proposed improvements and mentioned the parcel is a 90-acre site on a Class 4 road with 1000 feet of road frontage. A wetland, soil testing and Ridgeline study were completed to ensure no harmful impact will be made to the site. The applicants are proposing a single-family dwelling with a garage, barn and driveway. Brad XXX mentioned there is an erosion control plan in place and the impervious surface area will be roughly 20,000 SF. Wade Treadway asked to confirm if the property is in Current Use, and Brad Ruderman replied that yes it currently is and the Forester has been out to the property and is aware the site will be coming out of Current Use. The proposed timeline to start construction is Spring 2023. Brad Ruderman indicated the steepest portion of the driveway will be under 12%.

Wade Treadway discussed the 7 criteria for development and John Connors and Brad Ruderman provided explanation for each of the criteria.

Kim French inquired about the Ridgeline and whether there will be glare from the windows or roof or if the home will be visible from any roadways. John Connors replied that he and his wife are committed to keeping the site natural and will commit to native grasses and trees and verified the home will not be visible from 106 and no solar will be built in the Ridgeline.

Alan Willard questioned if John Darling Road will remain a Class 4 road or if the road would be upgraded to Class 3 for access. Brad Ruderman confirmed that the road will stay Class 4.

Brad Prescott moved to close testimony.

Kim French seconded the motion.

VOTE: 4-0 Approved.

The Board entered closed deliberations.