

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 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.