

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 24th, 2023, at 7:30 PM to conduct the following business:

Members Present: Jane Soule, Chair, Randy Mayhew, Keri Cole, Wendy Spector, and MaryAnne Flynn.

Public Present: David Green

Staff Present: Steven Bauer

Call to Order:

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

Adjustments to Agenda: None.

Public Hearings:

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.

Fire Chief Green presented the proposed sign will consist of an LED board used for displaying public safety messages. Randy Mayhew inquired to the nature of the LED sign as Section 519 mentions no illuminated signs. Keri Cole suggests the proposed sign requires a variance rather than Design Review Approval as it will be internally illuminated. The board agrees that the internal illumination of the sign will require a variance to the regulations.

Randy Mayhew moved to accept the application as a variance as it meets the five criteria. Keri Cole seconded the motion.

VOTE: 4-0. Variance Granted.

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

Jane Soule mentioned she will not support the proposed sign as it contains too many letters in small print and may cause people to slow while driving to read the sign. Randy Mayhew questioned why application required a variance and Steven Bauer responded that under Section 519 B 1E a Directory sign shall not exceed 20 square feet in the Commercial Light Industrial zone. The applicant is requesting a 40 square foot sign. Keri Cole asked how many tenants will be in the space, and there are 25 condominium units in the building. The sign is proposed to be located on the frontage of Route 4.

Randy Mayhew moved to recess the hearing until June 14, at 7:30pm meeting once the applicant can be present and clarify the questions on hand.
Keri Cole seconded the motion.

VOTE: 4-0. Hearing recessed until June 14, 2023 at 7:30pm.

Other Business:

Wendy Spector moved to accept the May 10, 2023 Meeting Minutes as prepared
Randy Mayhew seconded the motion.

VOTE: 3-0. Approved. (Keri Cole abstained from vote as she was not present at the prior meeting.)

Randy Mayhew inquired about a subdivision on 6 Border Lane in which a permit was granted to subdivide a 1.63 acre portion from the larger 15.17 acre site and be merged with an abutting site to form a 5.17 acre site. While the permit was granted, the applicant did not complete the merger and the permit is now null and void as the activity did not commence within 12 months. Steven Bauer explained that as of 1977 the 1.63 acre site already existed. The board agreed that the permit expired and no action was taken so the permit is no longer valid.

Adjournment:

Randy Mayhew moved to adjourn the meeting.
Keri Cole seconded the motion.

VOTE: 4-0. Meeting adjourned at 7:57 PM.