

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 June 14, 2023, at 7:30 PM to conduct the following business:

Members Present: Jane Soule, Chair, Randy Mayhew and MaryAnne Flynn.

Public Present: Jedidiah Janisse, Derek Demas, Opal Evans, Nicolas and Beverly Ferro

Staff Present: Steven Bauer and Stephanie Appelfeller

Call to Order:

Chair Jane Soule called the meeting to order at 7:32 PM.

Adjustments to Agenda: Jane Soule agreed to move V-3789-23 - Nicholas and Beverly Ferro to be heard first due to a time constraint.

Approval of Minutes:

5/24/2023 – Randy Mayhew moved to approve minutes, Mary Anne Flynn seconded.

All voted to approve the minutes from May 24, 2023. Motion passed 3-0.

Public Hearings:

V-3789-23: Nicholas Ferro

Location: 18 1/2 Mountain Ave

Parcel ID: 23.51.19001

Review Type: Design Review Approval

Proposed Development:

To add a 49 SF Garden Shed.

Nicholas and Beverly Ferro explained the proposed shed will be situated in the rear of the property and have proper setbacks. The garden shed will be 7'x7' and match the style of the home with cedar shake roof and painted siding.

Randy Mayhew moved to close the testimony.

Mary Anne Flynn seconded the motion.

All voted in Favor 3-0.

Randy Mayhew motioned to approve the application as presented.

Mary Anne Flynn seconded the motion.

All voted in Favor 3-0.

V-3784-23: Evans Paintings, LLC

Location: 65 Central Street

Parcel ID: 21.52.05

Review Type: Conditional Use Approval

Proposed Development:

To provide live music (light jazz) Friday-Monday, 5pm-9pm in the courtyard of 65-67 Central Street. Food to be provided by Soulfully Good Café (licensed to serve wine & beer).

Opal Evans confirmed the address is 65 Central Street. This will be the 3rd year for the outdoor music series. The Board suggested extending the permit to a 3-year renewal period for the applicant so she will not have to apply annually for the conditional use approval. Opal Evans agreed that would be beneficial.

Randy Mayhew moved to close testimony.

Mary Anne Flynn seconded the motion.

All voted in Favor 3-0.

Mary Anne Flynn moved to approve the application as presented for a 3-year period.

Randy Mayhew seconded the motion.

All voted in Favor 3-0.

V-3785-23: Derek Demas

Location: 49 Pleasant Street

Parcel ID: 21.53.05.001

Review Type: Design Review and Conditional Use Approval

Proposed Development:

To use property for short-term rentals and install 70 L.F. of fencing.

V-3786-23: Derek Demas

Location: 51 Pleasant Street

Parcel ID: 21.53.05

Review Type: Design Review and Conditional Use Approval

Proposed Development:

To use property for short-term rentals and install 65 L.F. of fencing.

Steven Bauer informed the Board that Derek Demas will return on 6/28/2023 for the short-term rental portion of the application and the current meeting will discuss the proposed fence design review.

Derek Demas was present and explained the two proposed fences will go between 49 and 53 Pleasant and 49 and 51 Pleasant Street. The fence will be 4 foot tall, 6 inch on center and 1-inch pickets. It will consist of non-painted, pressure treated lumber and will be in the same design to match the existing fence at 53A.

Mary Anne Flynn moved to close testimony on both applications.
Randy Mayhew seconded the motion.
All voted in Favor 3-0.

Mary Anne Flynn moved to approve as presented for both applications.
Randy Mayhew seconded the motion to approve.
All voted in Favor 3-0.

V-3788-23: Matthew and Lindley Driscoll
Location: 28 Pleasant Street
Parcel ID: 21.51.25
Review Type: Design Review Approval
Proposed Development:
To remove and replace 364 L.F. of fencing.

Randy Mayhew moved to close the testimony.
Mary Anne Flynn seconded the motion to close testimony.
All voted in Favor 3-0.

Randy Mayhew moved to accept as presented.
Mary Anne Flynn seconded the motion.
All voted in Favor 3-0.

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.

Dr. Jedidiah Janisse presented the proposed signage. Jane Soule expressed concern that traffic will be required to slow down to read the proposed directional sign. Jane Soule suggests adding the directional sign on the interior portion of the site closer to the building and placing a larger primary sign on the frontage road rather than the directional sign.

Randy Mayhew asked the applicant if a hardship would be created if the directory sign was moved to the parking lot to which Dr. Jedidiah Janisse agreed no hardship would be created. Mary Anne Flynn mentioned that having 25 businesses on the directional sign is too many and would be hard to read when driving by on Route 4. The board suggested the main business sign should say the name of the building and the directory sign could be located closer to the building.

Randy Mayhew mentions that the sign on Route 4 could be similar to the sign at Gallery Place or the Grist Mill. These frontage signs can be 40 square feet.

Steven Bauer mentioned that Dr. Jedidiah Janisse could have a large general directional sign on Route 4 and a 20 square foot directory sign at the building.

The Board determines they will not issue the application as a variance as it does not meet the criteria and there are alternative ways to place the sign.

Randy Mayhew moved to close testimony.

Mary Anne Flynn seconded the motion.

All voted in favor 3-0 to close testimony.

Randy Mayhew motioned to deny the variance.

Mary Anne Flynn seconded the motion to deny the variance.

All voted in favor 3-0 to deny the variance.

Other Business:

None

Adjournment:

Randy Mayhew moved to adjourn the meeting.

Mary Anne Flynn seconded the motion.

VOTE: 3-0. Meeting adjourned at 8:37 PM.