

PUBLIC MEETING MINUTES

VILLAGE OF WOODSTOCK, VERMONT

31 The Green

Woodstock, VT 05091

(802) 457-7515

VILLAGE DESIGN ADVISORY COMMITTEE

The Village Design Advisory Committee met on Wednesday, Wednesday June 21, 2023, at 4:00 PM.

Members Present: Phil Neuberg, Chair, Beverly Humpstone, Vice Chair, Ellen Soroka, and Jack Rossi

Staff Present: Steven Bauer

Public Present: Lee Barnum, Heather Wishik, Derek Demas, David Yatim, Sally Miller, James Findlay-Shirras, David MacKay, Jeff Glew, Francine Monaco, Nathaniel Worden, David Hamilton

Called to Order:

Phil Neuberg called the meeting to order at 4:00 PM.

Public Hearing:

A. AD-V-3796-23: Heather Wishik

Location: 13 River Street

Parcel ID: 20.51.16

Proposed Development:

To amend the previously approved permit by decreasing the garage from 19' X 23' to 18' X 22'.

Lee Barnum was present to discuss the proposed decrease in garage size. Lee Barnum also mentioned there will be two exterior lights on the front door that were not included on the application.

Phil Neuberg moved to approve the amendments as presented.

Jack Rossi seconded the motion.

Motion passed 4-0.

B. V-3787-23: Matthew and Lauren Wells

Location: 53 Pleasant Street

Parcel ID: 21.53.05

Proposed Development:

To install 4 L.F. of fencing.

Derek Demas, agent for the owners, explained that the proposed fence will be set back 20 feet from the road and will match the adjacent proposed fencing on his site.

Phil Neuberg moved to approve the application as submitted.
Jack Rossi seconded the motion.

Motion passed 4-0

C. V-3795-23: David Yatim

Location: 41 South Street

Parcel ID: 23.55.24

Proposed Development:

To build a 91 L.F. stone retaining wall, facing South Street.

David Yatim indicated that the proposed driveway will be extended to exit on Terrace Street. A portion of the soil will be redistributed, and a retaining wall will be required. The retaining wall will be roughly 90 feet long. The proposed rock utilized for the retaining wall will consist of Adirondack rock which is a natural stone material.

Beverly Humpstone motioned to approve as presented.

Phil Neuberg seconded the motion.

Motion passed 4-0

D. AD-V-3793-23: TSV Woodstock, LLC (The Shire)

Location: 46 Pleasant Street

Parcel ID: 21.51.20

Proposed Development:

To amend the previously approved Permit AD-V-3727-22 to place two outdoor saunas and a condenser, within the eastern side setback.

James Findlay-Shirras presented the details of the two new saunas that will be added to the site. The saunas will be placed on a flat portion of the site created by a 3 foot high retaining wall and new landscaping will be placed. The saunas are situated in the specific area to provide a view that overlooks the river. Each sauna will be 8 x 8 feet and modern in design. Phil Neuberg asked if they would be used year round and James answered that yes they are for year round use. The saunas will be ADA accessible. Beverly Humpstone mentioned she would like more screening from the shed to the saunas, so they are not as visible from the parking area and road. Phil Neuberg inquired if the design of the saunas can be more harmonious with the main buildings. James Findlay-Shirras mentioned that they may be able to finish in natural wood siding rather than the presented black stain. James Findlay-Shirras mentioned will be a 48" evergreen hedge around the site to help block visibility.

Phil Neuberg moved to approve the application as submitted with the recommendation to maximize screening to help block visibility and consider natural wood finish for exterior siding rather than the presented black stain.

Ellen Soroka seconded the motion.

Motion passed 4-0

E. V-3791-23: Frost Mills Realty Trust

Location: 4 Benson Place

Parcel ID: 20.52.04

Proposed Development:

To build a 693 addition to the existing house.

Jack Rossi recused himself from the discussion. Francine Monaco presented that the proposed addition will be located on the rear side of the existing timber frame structure. Francine Monaco explained the addition will consist of a one-story bedroom suite and the exterior will be a combination of materials including a portion with a stone façade with slate roof and portion with wood siding and metal roof.

The Committee questioned if the stone façade portion of the building is appropriate or if there should be stone brought in other places around the building to be more harmonious. Beverly Humpstone suggests that the brick skirting on the existing home could be covered with stone to match and tie in the new stone façade on the proposed addition. Phil Neuberg suggests another alternative would be to cover the peak of the gable portion of the addition with clapboard wood siding to match the home and keep the lower portion of the building remain stone. The Committee agrees with utilizing mixed materials for exterior siding but suggests revisiting the exterior to tie into the main home style.

The Committee motions to revise the presented elevation plans to consider alternative material treatment of façade and asked the applicant to return to present at a future meeting.

F. V-3797-23: Pleasant Garage, LLC / Eva Veson

Location: 67 Pleasant Street

Parcel ID: 20.53.12

Proposed Development:

To submit a modified commercial building design to the previously approved design in V-3703-22.

Jack Rossi recused himself from the discussion. David Hamilton from GeoBarn presented the proposed commercial building and site plan. David Hamilton indicated the main modifications to the proposed plan include the use of the space. The parking plan will stay the same as originally approved. The store will be utilized as a lawn and landscape type retail store with educational and workshop space. David Hamilton explained there will be an upstairs storage area loft for classroom/gathering space and the footprint of the proposed building is roughly 3,200 square feet. The primary entry will be off the parking lot on the west side of the building. The building will consist of wood siding in an off-white stain with stone skirting and black windows.

Beverly Humpstone inquired why the original approved design was not utilized and David Hamilton indicated it was mostly due to budget from the specialized nature of the design of the first plan. Phil Neuberg asked the applicant to consider a different color window option rather than black.

Phil Neuberg motioned to approve the schematic design as submitted.
Ellen seconded the motion.

Motion passed, 3-0.

Meeting adjourned at 5:49pm.

DRAFT