

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 April 26th, 2023, at 7:30 PM to conduct the following business:

Members Present: Jane Soule, Chair, Randy Mayhew, and MaryAnne Flynn
Public Present: Tom Weschler, David Yatim
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-3771-23: Woodstock Resort Corp.

Location: 0 Maxham Meadow Way

Parcel ID: 21.51.15.LN2

Review Type: Conditional Use Approval

Proposed Development:

To make the first 0.3 miles of the Ottauquechee River Trail universally accessible through the construction of an ADA-compliant ramp and resurfacing 0.3 miles of the trail with ADA-compliant materials.

Tom Weschler, representing the ORT group, as agent on behalf of the Woodstock Resort Corp., presented the three-phase proposed development. Tom explained that the first phase intends to make the first 0.3 miles of the 2.8-mile trail wheelchair accessible. Tom explained that to make the trail accessible requires: (1) the construction of an ADA-compliant ramp at the trailhead; (2) the removal of approximately 600 feet of tree roots; and (3) the resurfacing the first 0.3 miles of trail with hardpack.

Tom presented the second phase of the project, which intends to clear the remaining one-acre parcel. The materials presented claim that most of the vegetation is invasive species, according to an arborist at Marsh-Billings-Rockefeller National Historical Park. After the removal of these invasives, ORT plans to work with Marsh-Billings-Rockefeller National Historical Park and other local organizations to replant the one-acre parcel with native bushes and trees.

Finally, Tom presented the third phase of the project, which intends to beautify the trailhead. This includes the construction of stone decorative columns to help define the stairs leading to the river. ORT also intends to install a stone bench in the trailhead area.

Randy Mayhew moved to close testimony.
MaryAnne Flynn seconded the motion.

VOTE: Testimony closed on a vote of 3-0. (Members Cole and Spector absent).

Randy Mayhew moved to accept the application as presented.
MaryAnne Flynn seconded the motion.

VOTE: 3-0. (Members Cole and Spector absent). Conditional Use Approval Granted.

B. V-3772-23: David Yatim and Hedwig Wenninger

Location: 41 South Road

Parcel ID: 23.55.24

Review Type: Design Review Approval

Proposed Development:

To renovate the exterior and add a 60 S.F. addition to the front porch and windows.

David Yatim presented the proposed project to renovate the exterior of the home at 41 South Road. Chair Soule asked about the Design Review's meeting and suggestions. Steven Bauer indicated that the Design Review Committee recommended that the VDRB add a condition that the applicant does not use vinyl siding and all windows of the home be double hung.

Randy Mayhew moved to close testimony.
MaryAnne Flynn seconded the motion.

VOTE: Testimony closed on a vote of 3-0. (Members Cole and Spector absent).

Randy Mayhew moved to accept the application as presented, with the recommendations of the Design Advisory Committee, as presented by Steven Bauer.
MaryAnne Flynn seconded the motion.

VOTE: 3-0. (Members Cole and Spector absent). Design Review Approval Granted.

C. V-3773-23: Woodstock Resort Corp.

Location: 1 River Street

Parcel ID: 20.51.07

Review Type: Design Review Approval

Proposed Development: To replace asphalt shingle roof with standing seam.

No additional testimony was received.

Randy Mayhew moved to close testimony.
MaryAnne Flynn seconded the motion.

VOTE: Testimony closed on a vote of 3-0. (Members Cole and Spector absent).

MaryAnne Flynn moved to accept the application as presented.
Randy Mayhew seconded the motion.

VOTE: 3-0. (Members Cole and Spector absent). Design Review Approval Granted.

D. V-3774-23: Nicole & Michael Green

Location: 52 Pleasant

Parcel ID: 21.51.35

Review Type: Design Review Approval

Proposed Development: To replace the front and side doors.

Steven Bauer mentioned that the Design Advisory Committee recommended that the VDRB not approve the new front and side doors as they do not match the architectural features of the home.

Randy Mayhew stated that he disagreed with the Committee's comments and recommendations. MaryAnne stated that the door reasonably matches the architectural styles of the area.

Randy Mayhew moved to close testimony.
MaryAnne Flynn seconded the motion.

VOTE: Testimony closed on a vote of 3-0. (Members Cole and Spector absent).

Having addressed the Design Advisory Committee's concerns, MaryAnne Flynn moved to accept the application as presented for both doors.
Randy Mayhew seconded the motion.

VOTE: 3-0. (Members Cole and Spector absent). Design Review Approval Granted.

Other Business:

Steven Bauer introduced the new Zoning Administrative Assistant, Stephanie Appelfeller.

Adjournment:

Randy Mayhew moved to adjourn the meeting.
MaryAnne Flynn seconded the motion.

VOTE: 3-0. (Members Cole and Spector absent). Meeting adjourned at 8:19 PM.