

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 July 19, 2023, at 5:00 PM to conduct the following business:

Members Present: Jane Soule, Chair, Wendy Spector, Randy Mayhew
Public Present: Francine Monaco, Nathaniel Worden, Ben Pauly, Beverly Humpstone
Staff Present: Steven Bauer and Stephanie Appelfeller

Call to Order:

Chair Jane Soule called the meeting to order at 5:09 PM.

Adjustments to Agenda: None

Public Hearings:

A. V-3791-23: Frost Mills Realty Trust/Eva Veson

Location: 4 Benson Place

Parcel ID: 20.52.04

Review Type: Design Review Approval

Proposed Development:

To construct a 693 SF addition consisting of a bedroom and bathroom.

Francine Monaco presented the 4 Benson Place application is a one-bedroom addition proposed at the rear of the existing home. Jane Soule asked for a summary of the Design Advisory Committee comments and Steven Bauer explained the DAC recommended the application not be considered a minor application and rather require a full VDRB Design Review Approval.

Francine Monaco exhibited a sketch of the proposed addition to detail a visual of the stone façade attached to the existing wood siding home. Francine Monaco mentioned the home will be screened by plantings to block visibility from the roadways.

Beverly Humpstone of the Design Advisory Committee asked the Board to consider the three proposed siding materials; stone, stained wood, and horizontal siding. Beverly Humpstone suggested there should be more continuity in the materials for the siding on home.

Wendy Spector inquired if the addition will be visible from the road and Steven Bauer mentions no it will not be visible. Wendy Spector did not agree that the application should be heard at the VDRB and rather should be considered an administrative permit.

Randy Mayhew asked if alternative facades could be used and Beverly Humpstone mentioned she suggested to the architects the base of the main home be added in stone. Francine Monaco mentioned attaching stone over the existing brick skirting would be a technical issue and not a reliable long-term solution. The architects considered adding wood siding to the gables but did not feel it matched.

Wendy Spector asked if the wood siding on the L-portion of the addition could match the siding on the existing home and Francine Monaco explained yes, the proposed wood siding will age the same as the existing siding. Francine Monaco explained it will be the same cedar wood siding as the existing home just a wider dimension. Randy Mayhew asked what material will be used for the foundation of the addition and Francine Monaco responded it will be stone. Wendy Spector mentioned most of the addition will not be visible and should not be based on the Board's opinions.

Wendy Spector moved to close testimony.

Randy Mayhew seconded the motion.

All voted in Favor 3-0.

Wendy Spector moved to accept as presented.

Randy Mayhew seconded the motion.

All voted in Favor 3-0.

- B. V-3800-23: Patricia Krauss**
Location: 11 1/2 Church Street
Parcel ID: 23.52.26.004
Review Type: Conditional Use Approval
Proposed Development:
To use property for short-term rentals

Randy Mayhew motioned to recess the application to the next scheduled July 26th meeting.

Wendy Spector seconded the motion.

All voted in Favor 3-0.

- C. V-3801-23: Woodstock Resort Corp.**
Location: 14 The Green
Parcel ID: 23.56.26
Review Type: Design Review Approval
Proposed Development:
To install 3 condenser units on the west side of the Woodstock Inn.

Ben Pauly explained the three proposed condenser units will be situated on South Street along the brick wall. Screening will be provided by vegetation. Ben Pauly mentioned the condensers will be white in color and the decibel level will be between 55-59 decibels. There will be three

new walk-in coolers/freezers and these proposed condenser units are being purchased to support the new coolers.

Randy Mayhew moved to close testimony.

Wendy Spector seconded the motion.

All voted in Favor 3-0.

Randy moved to accept as presented.

Wendy Spector seconded the motion.

All voted in Favor 3-0.

Approval of Minutes:

The approval of minutes will occur at the next meeting on July 26, 2023.

Other Business:

None

Adjournment:

Jane Soule motioned to adjourn the meeting.

Wendy Spector seconded the motion.

VOTE: 3-0. Meeting adjourned at 5:50 PM.