

PUBLIC MEETING MINUTES

VILLAGE OF WOODSTOCK, VERMONT

31 The Green
Woodstock, VT 05091
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VILLAGE DESIGN ADVISORY COMMITTEE

The Village Design Advisory Committee met on Wednesday, August 2, 2023,
at 4:00 PM.

Members Present: Phil Neuberg, Chair, Larry Zeitlin, Ellen Sorokra
Staff Present: Steven Bauer and Stephanie Appelfeller
Public Present: Jeff Meyer, Nathaniel Eisen

Called to Order:

Phil Neuberg called the meeting to order at 4:10 PM.

Public Hearing:

V-3803-23: Jeff and Katherine Meyer

Location: 18 Mountain Avenue

Parcel ID: 23.51.15

Proposed Development:

To remove 2 L.F. of fencing, move 35 L.F. of fencing.

Jeff Meyer presented the application for removal and replacement of existing fence. Application Part 1 reflects the request to remove 2.3 linear feet of fencing attached to garage detailed in photo 1B. The stake in the photo reflects the property line. The applicant would like to remove this section of seven pickets to allow access to garage.

Application Part 2 refers to a 6-foot high, 35-foot-long fence the applicant would like to move 2.1 feet to align with the property line. The photos referencing this section are labeled 2A and 2C.

Larry Zeitlin asked if the fence would connect to the building and Jeff Meyer replied no, it will not but they are working with a landscape architect who will be sure to stabilize the fence. Phil Neuberg inquired if the tree in photo 2C is the applicants or the neighbors, and Jeff Meyer said it belongs to the neighbors.

The Commission had no further questions. Nathaniel Eisen was present to speak on behalf of the neighbors at 16 Mountain Ave. Nathaniel Eisen suggested that the properties at 16 Mountain Avenue and 18 Mountain Avenue have treated the property boundary as the existing fence and garage for many years. He mentioned adverse possession requires 15 years and it has been at least 40 years which supersedes the survey. Nathaniel Eisen also expressed the neighbor's concerns that the back portion of the fence will be moved away from supports and will be more

susceptible to storm damage. Nathaniel Eisen asked the DAC to not recommend the application for VDRB approval.

Phil Neuberg suggested the rear fence could add structural stability by setting it in concrete. Nathaniel Eisen mentioned the application needed to provide the structural explanation.

Phil Neuberg asked Jeff Meyer why these fencing changes are being made and Jeff Meyer responded the plan was always to renovate and landscape the property. The fence on the side of the garage is not needed and will be removed to allow access to garage.

Jeff Meyer asked if the full application is being approved and Steven Bauer explained the lighting portion of the original application had already been approved.

Larry Zeitlin motioned to approve the application as presented.

Phil Neuberger seconded the motion.

VOTE: 3-0. All approved as presented.

Meeting adjourned at 4:33pm.