

**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 special public meeting on September 13, 2023, at 7:30pm to conduct the following business:

Members Present: Jane Soule, Chair, Randy Mayhew, Vice Chair, Wendy Spector, Mary Ann Flynn

Public Present: John Curtis, John King, Ben Pauly

Staff Present: Steven Bauer and Stephanie Appelfeller

**Call to Order:**

Jane Soule called the meeting to order at 7:30 PM.

Adjustments to Agenda: Jane Soule moved V-0009-24 first on the agenda.

**Public Hearings**

**V-0009-24: John Curtis**

Location: 45 Pleasant Street

Parcel ID: 21.53.02

Review Type: Conditional Use Approval

Proposed Development:

To amend V-3720-22 to allow public use of yoga studio.

John Curtis presented that the construction of the Bed and Breakfast is nearing completion, hoping to open by the end of year. It will be a yoga themed BNB and guests will book a class while staying at the property. John Curtis would like to open classes to the public as well. Jane Soule asked if they plan to advertise and John Curtis said it will only be posted on the same sign as the Bed and Breakfast, which will be the allowed 20SF or less. Randy Mayhew asked if the character of neighborhood will be affected and John said no, it will only be one to three clients in the class at a time. Parking is available outside the house and off site at East End Park and on street. The Bed and Breakfast is required to have 1 space per unit and 1 space per employee, which totals 6 spaces. The BNB is 4 rooms with max of 8 guests. John Curtis said the yoga room is roughly a 10' x 15' space. He will not offer public yoga when guests are using the space. Wendy Spector mentioned that as the uses are nonconcurrent and the room is smaller than 200 SF it does not require extra on-site parking. The two extra spaces needed can be met through other means. John confirmed the hours of yoga will be by appointment.

Wendy Spector motioned to close testimony.  
Mary Anne Flynn seconded.

Randy Mayhew motioned to approve the application as presented.  
Wendy Spector seconded the motion.

**VOTE: 4-0. Approved.**

**V-0008-24: John and Karen King**  
Location: 51 Watkins Way, Unit 2  
Parcel ID: 24.51.14.005  
Review Type: Conditional Use Approval  
Proposed Development:  
To use property as a short term rental.

Randy Mayhew asked the applicant to confirm the unit number and John King confirmed it is Unit 2 which is their primary residence.

Randy Mayhew moved to close testimony.  
Mary Ann Flynn seconded the motion.

Wendy Spector motioned to accept the application as presented.  
Mary Ann Flynn seconded.

**VOTE: 4-0. Approved.**

**V-0012-24: Woodstock Resort Corp**  
Location: 124 Mechanic Street  
Parcel ID: 23.56.27  
Review Type: Conditional Use Approval and Design Review Approval  
Proposed Development:  
A change in use from Commercial Office to Commercial Bakery.  
Renovation of interior and exterior of building to contain a 1st floor pastry kitchen, new insulation, windows, geothermal heating and cooling, remove back addition and add ADA ramp.

Ben Pauly presented that this building is known as the Marshall Bradley on Mechanic Street and backs up to the library. Currently the second floor is office space with storage on the remaining floors. The Woodstock Inn has owned property since the 70s and has not renovated since. Ben Pauly explained the proposed changes include 1<sup>st</sup> floor bakery and 2<sup>nd</sup> floor office and attic storage. The Inn does not have room for the bakery on-site and would like to relocate the bake shop to this location. The front windows will be designed so pedestrians are able to view from the street but the building will not be open to the public. May occasionally have classes of 6

people or less. A historian determined the building was not of historical significance due to many changes over the years.

Ben Pauly explained additional changes include the rear addition will be removed, an ADA ramp will be added, gutting interior of building and renovating, new windows, new standing seam roof, and adding geothermal heat and cooling. Will add new window on front if the kitchen design allows. Ben Pauly explained kitchen will have a Type 2 hood for electric appliances and will come back for approval once know venting plan, most likely be a louver.

Ben Pauly mentioned Design Advisory asked for windows on back side where addition removed but he does not agree due to thermal reasons. Steven Bauer clarified the Design Advisory's final recommendation included plantings. Randy Mayhew responded that he does not think that is necessary.

Randy Mayhew motioned to close testimony.  
Wendy Spector seconded the motion.

Wendy Spector motioned to accept the application as presented.  
Randy Mayhew seconded the motion.

**Other Business:**

None

**Approval of Minutes: 8/23/2023**

Randy Mayhew motioned to accept the 8/23/2023 minutes as printed.

**VOTE: 3-0-1 Approved. Jane Soule Abstained**

**Adjournment:**

Randy motioned to adjourn the meeting.  
Wendy Spector seconded the motion.

**VOTE: 4-0. Meeting adjourned at 8:04 PM.**