

PUBLIC MEETING MINUTES

VILLAGE OF WOODSTOCK, VERMONT

31 The Green
Woodstock, VT 05091
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VILLAGE DESIGN ADVISORY COMMITTEE

Wednesday, September 6, 2023, at 4:00 PM

Members Present: Phil Neuberg, Chair, Beverly Humpstone, Vice Chair, Jack Rossi, Larry Zeitlin

Staff Present: Steven Bauer and Stephanie Appelfeller

Public Present: Ben Pauly

Called to Order:

Phil Neuberg called the meeting to order at 4:01 PM.

PUBLIC HEARINGS

A. V-0012-24: Woodstock Resort Corp.

Location: 124 Mechanic Street

Parcel ID: 23.56.27

Proposed Development:

To renovate 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 from Woodstock Resort Corp. presented the application. The building is referred to as the Marshall Bradley building and was mostly recently renovated in the 1970s. The proposed bake shop will be on 1st floor of this building. It is currently office and storage of 1970s vintage deemed not a historical building as it has been changed so many times over the years. The bake shop will not be open for public use but will be a show kitchen from the street. May offer an occasional baking class. Interior of building will be torn down to studs and renovated completely. ADA ramp and door will be added. Addition on back will be removed and not replaced. 2nd floor will stay office and attic and basement will remain storage. New standing seam roof and removing chimney. Parking up front will be removed and replaced with landscaping. Stone walkway to new entrance. Windows are 2 over 2 which was original design and will stay same size. Front window will be replaced so people can view bakery from the street.

Bev Humpstone asked about steps and ramp at entrance. Ben Pauly replied that steps are granite and will lead to main entrance and ADA ramp will come into side entrance.

Jack Rossi asked about the lack of windows on back side and if a blind window can be added. Ben Pauly responded the blind windows are not the best for thermal/environmental reasons and would rather not. Beverly Humpstone suggested shrubbery to cover the space.

Steven Bauer asked to confirm window sizes and design. Ben Pauly said all windows will be 2 over 2. Ben Pauly mentioned it will be a Level 2 hood in bakery for venting and exhaust. They are going through Act 250 currently and plan to present it to their board in November who will approve the final project.

Phil Neuberg asked to see where hood exhaust will be vented through the roof and Ben indicated that has not yet been determined. Steven Bauer mentioned the committee can approve this portion and Ben Pauly can come back once the venting location is determined.

Phil Neuberg motioned to approve the application with recommendation applicant return to present hood and exhaust plan once finalized and add plantings or blind window to blank space where rear addition will be removed.

Larry Zeitlin seconded the motion.

VOTE: 4-0. All approved.

Meeting adjourned 4:34pm