

PUBLIC MEETING MINUTES
VILLAGE OF WOODSTOCK, VERMONT
31 The Green
Woodstock, VT 05091
(802) 457-7515

VILLAGE DESIGN ADVISORY COMMITTEE
Wednesday, October 18, 2023 at 4:00 PM

Members Present: Phil Neuberg, Chair, Beverly Humpstone, Vice Chair, Jack Rossi, Ellen Sorokra

Staff Present: Steven Bauer and Stephanie Appelfeller

Public Present: Ben Pauly

Called to Order:

Phil Neuberg called the meeting to order at 4:05 PM.

Adjustment to Agenda: Phil Neuberg moved the approval of meeting minutes to first item on agenda.

Approval of Minutes:

- A. Beverly Humpstone motioned to accept the 8/2/23 minutes as printed.
Phil Neuberg seconded the motion.
All voted in Favor 4-0.
- B. Jack Rossi motioned to accept the 8/16/23 minutes as printed.
Beverly Humpstone seconded.
All voted in Favor 4-0.
- C. Phil Neuberg motioned to accept the 9/6/23 minutes as printed.
Jack Rossi seconded.
All voted in Favor 4-0.

PUBLIC HEARINGS

- A. **V-0014-24: Woodstock Resort Corp**
Location: 1 River Street
Parcel ID: 20.51.07
Proposed Development: To rebuild a portion of existing stone wall and steps, add a 10' x 10' patio and improve drainage of yard and driveway.

Ben Pauly presented that the current stone retaining wall is starting to fail. The wall ranges from four to five feet tall and the rocks are too small to support the size of wall. Ben Pauly explained there is consistently water coming from a spring at back of the house. He cut a channel into the driveway to help direct water from washing down the driveway and across the road. The plan is to rebuild the stone wall and steps with bigger stones for stability. The new steps will be made of 6-to-7-inch solid stone. Stone for the wall and steps will be blue/gray color. There will be a brick

patio built at rear of home, not visible from front. Patio will be made of dark red brick, same brick the Inn uses on other projects.

Ben Pauly explained there will be drainage added behind the wall. Grading and height of the stone wall will remain the same. Jack Rossi suggested adding a drywell along the driveway. Bev Humpstone asked about access to the new patio and Ben explained they will add new steppers to the patio.

Ellen Sorokra suggested a landscaping and french drainage plan should be presented. Ben Pauly explained the drainage will not be visible and it is not a large quantity of water, just consistent water. Steven Bauer mentioned this application will be heard at the VDRB meeting on 10/25/23 and Ben will present the drainage plan in more detail at that meeting.

Phil Neuberg motioned to approve the application as presented.

Jack Rossi seconded the motion.

VOTE: 4-0. All approved as presented.

Other Business:

Jack Rossi mentioned he had received complaints regarding the Fire Department's LED sign.

Phil Neuberg asked if homes can now be 40 feet high due to new zoning regulations and suggested the boundaries of the Design Review District map should be reviewed. Jack Rossi suggested adding a transition zone between the Design Review District and non-design review areas.

Ellen Sorokra asked for clarification on what type of items the Design Review Committee should review and Steven Bauer and Phil Neuberg responded that the description of the Committee's requirements needs rewritten.

Adjournment:

Phil Neuberg adjourned meeting at 4:39pm