

MEETING MINUTES
TOWN OF WOODSTOCK, VERMONT
TOWN DEVELOPMENT REVIEW BOARD
31 The Green
Woodstock, VT 05091

The Town Development Review Board held a public meeting on May 23, 2023 to conduct the following business:

Members present: Wade Treadway, Chair, Alan Willard, Kim French, and Ernie Fernandez.
Public present: Kyle Kelly, Ian Mackenzie, Chris Higgins, Laurie Marshall, Lucas Harrison, David Dana, and Byron Kelly.
Staff present: Steven Bauer

Administrative Tasks

Call to Order: Wade Treadway called the meeting to order at 7:30 PM.

Adjustments to Agenda: Chair Treadway moved application T-5284-23 - 4411 Church Hill Road after T-5280-23 and then will continue in order.

Public Hearings:

The Town Development Review Board received testimony on the following proposed developments:

T-5280-23: Kyle and Angela Kelly

Location: 2076 South Road

Parcel ID: 08.03.16

Review Type: Conditional Use and Site Plan Approval

Proposed Development:

To construct a new single-household building, 900' new driveway, and garage within the Scenic Ridgeline District.

Steven Bauer explained that the Conservation Commission concluded that they could not confirm if the proposed project was visible in the Ridgeline District and recommended a view shed analysis be completed by a contractor. Ian MacKenzie presented the View Shed analysis and confirmed the house will not be visible from any public right of way.

Kim French motioned to close testimony.

Alan Willard seconded the motion.

VOTE: 3-0. Testimony closed.

T-5284-23: 4411 Church Hill Rd, LLC
Location: 4411 Church Hill Road
Parcel ID: 33.01.04
Review Type: Design Review Approval
Proposed Development:
To add a covered porch, stairs and heat pump.

Chris Higgins was present to discuss the project which is located in the South Woodstock Design Review overlay District. Chris Higgins explained that the existing stairs and door are rotten and will be replaced. Wade Treadway suggests the proposed changes are consistent with the original style and age of the home.

Kim French motioned to close testimony.
Alan Willard seconded the motion.

VOTE: 3-0. Testimony closed.

T-5283-23: Laurie Marshall
Location: 569 Lincoln Street
Parcel ID: 05.06.02
Review Type: Conditional Use Approval
Proposed Development:
To construct an attached accessory dwelling unit within the riparian buffer.

Laurie Marshall presented her application. Alan Willard asked what constitutes this application as a conditional use and Steven Bauer mentioned the ADU will be within the 50 foot riparian buffer. It is a preexisting extension into the buffer zone, and the proposed plans will extend the unit 10 feet parallel to the buffer zone. The 10-foot additional extension will be constructed off the ground on 8-foot-high posts. Lucas Harrison explained that the retaining wall and terracing was added to plant vegetation to hold the bank. Kim French inquired the size of the deck and runoff plan. Lucas Harrison indicated the deck will be 30' x by 10' and drainage will lead to the trench created by the channel way boulders, French drains and gardens.

Alan Willard moved to close testimony.
Kim French seconded the motion.

VOTE: 3-0. Testimony closed.

T-5289-23: Michael Harrington
Location: 562 John Darling Road
Parcel ID: 11.04.29
Review Type: Conditional Use Approval
Proposed Development:
To construct a 1,200 S.F. shed within the scenic ridgeline and conservation district.

David Dana presented the proposed plan will make the site more level and construct a wooden shed with a stone floor with a lean to on the side. The existing home is in the Scenic Ridgeline District and was constructed in 2004. Alan Willard inquired if the Conversation Commission had recommendations for the project and Steven Bauer mentioned the Commission recommended a View Shed analysis. Alan Willard inquired if there is any other location the applicant can construct the shed that would not be in the Ridgeline? David Dana indicated that that no, the hill is too steep and construction lower on the site would be in the wetland. Alan Willard asked if the proposed shed will be visible from the other roadways such as Route 106 in the area. Wade Treadway and Steven Bauer mentioned the property is not visible from adjacent roadways. Kim French asked to go thru the Ridgeline District Regulations and the Board determined the proposed project met all criteria.

Alan Willard motioned to close testimony.
Kim French seconded the motion.

VOTE: 4-0. Testimony closed. (Ernie Fernandez joined the meeting)

T-5287-23: Jeremy Bhatia
Location: 1522 Curtis Hollow Road
Parcel ID: 10.01.05.002
Review Type: Conditional Use Approval
Proposed Development:
To use property for short term rentals.

Alan Willard asked if the property manager will be local and Wade Treadway confirmed, yes the Manager will be Steve Tarleton. Jeremy Bhatia explained that they plan to continue as full time residents of Woodstock, but travel to California four to five times a year and plan to rent out the home during those periods as a short term rental.

Alan Willard moved to close testimony.
Kim French seconded the motion.

VOTE: 4-0. Testimony closed.

Other Business:

Byron Kelly presented an idea regarding solar panels and mapping technology for Scenic Ridgeline District properties.

Kim French moved to enter deliberations.
Alan Willard seconded the motion.

VOTE: 4-0. The Board entered closed deliberations.

Adjournment:

Alan Willard moved to adjourn the meeting.
Kim French seconded the motion.

VOTE: 4-0. The meeting adjourned at 9:07 PM.