

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 June 27, 2023 to conduct the following business:

Members present: Wade Treadway, Chair, Alan Willard, Brad Prescott.

Public present: Leo Warner, Heather Ferris, Ekiah Pickett.

Staff present: Steven Bauer and Stephanie Appelfeller

Administrative Tasks

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

Adjustments to Agenda: None

Public Hearings:

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

T-5303-23: Heather and Kellen Ferris

Location: 4980 South Road

Parcel ID: 33.02.14

Review Type: Design Review Approval

Proposed Development: To remove the existing front porch and add 100 L.F. of split-rail fencing and exterior lighting.

Chair Treadway moved the Ferris application to be heard first as the Kinnealey agent had not yet joined the meeting. Heather Ferris was present and explained that the existing split rail fence was replaced and the prior row of hemlock trees along the road were removed. The applicant added a new fence in the same style as the prior fence and the existing porch was removed due to rot and water damage.

Heather Ferris explained the exterior lighting on each side of the door is planned for replacement. The stone staircase to the front door was removed and is proposed for replacement with granite steps and porch. Alan Willard inquired what the SWDR recommended, and Steven Bauer explained the SWDR felt the changes were appropriate for the age of the home.

Brad Prescott suggested adding a light post along the walkway if the electrician cannot add exterior lighting to the brick façade.

Alan Willard moved to close testimony.

Brad Prescott seconded the motion.

VOTE: 3-0. Testimony closed.

T-5298-23: WBMILL, LLC

Location: 102 Mill Road

Parcel ID: 06.01.24

Review Type: Conditional Use

Proposed Development: To remove invasive species and dead trees adjacent to the Ottawaquechee River and redistribution of soil.

Leo Warner was present to discuss the application to remove all invasive species and regrade the silt deposited from Hurricane Irene.

The property is situated on the Woodstock/Bridgewater town line and Leo Warner indicated the Bridgewater portion had cleanup had been completed. Alan Willard asked to clarify the excavation and removal plan. Leo Warner explained the plan will keep the maple, poplar trees and willow trees. Alan Willard asked how this plan will impact the riparian buffer. Leo Warner indicated the plan is to feather out the mound of silt that was deposited by Hurricane Irene in 2011. He explained people are dumping items in the area as the spot is very overgrown. Alan Willard suggests someone with expertise on the conservation effort should be involved in the excavation plan as this site is within the riparian buffer zone.

Steven Bauer mentioned the 100-foot buffer starts at the blue line drawn on the map in the application materials and explained the yellow highlighted area represents the 20-30 foot high soil deposit created from Hurricane Irene, with an estimated 3,469 square foot total area. The applicant would like to level and feather out the soil mound created by this deposit.

Wade Treadway explained that the Conservation Commission was unable to meet prior to this TDRB meeting. Wade Treadway suggested this hearing should be recessed until the Conservation Commission can meet to discuss the application and provide a recommendation.

Leo Warner suggested he will replant species that help with erosion and there will be no clearing to use the river for pedestrian use.

Brad Prescott motioned to recess application until next Conservation Commission meeting on 7/19/23 and TBRB on 7/25/23.

Wade Treadway seconded the motion.

VOTE: 3-0. Application recessed to 7/25/23 hearing.

T-5302-23: Andrea Kinnealey

Location: 5070 South Road

Parcel ID: 33.02.17

Review Type: Design Review Approval

Proposed Development: To build a 26' X 22' two-story addition, dormer to the front of the garage, replace the existing asphalt shingled roof with standing seam, and replace all existing windows with energy efficient double-hung Andersen windows.

Ekiah Pickett presented the proposed project will include a 26' x 22' two story addition on the rear of the existing garage, replacement of all windows and addition of a new black standing seam roof. The applicant confirmed it will remain a single-family home. Steven Bauer confirmed the SWDR reviewed and approved the application as presented. The siding will be replaced with cedar wood siding painted white.

Wade Treadway suggested the pane size of the windows should be consistent and match the period of the house. The applicant agreed the windows on the home need more consistency and the owner intends to bring it back to the original design of the home.

Brad Prescott moved to close testimony.

Alan Willard seconded motion.

VOTE: 3-0. Testimony closed.

Deliberations:

Brad Prescott moved to enter deliberations.

Alan Willard seconded the motion.

VOTE: 3-0. The Board entered closed deliberations.

Other Business:

Wade Treadway mentioned the Conservation Commission has not reached a quorum for several prior meetings. There are seven total members seats on the Conservation Commission. Wade Treadway suggested that he draft a letter as Chairman of TDRB to the Trustees and Select Board to discuss possible options, such as lowering the total number of members to make reaching quorum easier. Chair Treadway explained the main issue with lack of quorum is the TDRB obligation to have the Conservation Commission's recommendation report and the delays the process causes for applicants. Brad Prescott questioned if all seven seats are filled and Steven Bauer responded no, there are four members currently and all four members must attend to reach a quorum. Two additional pending members will be approved in July, with one additional vacancy remaining.

Brad Prescott supported Wade Treadway drafting a letter to suggest lowering the member count to five members so easier to meet a quorum.

Steven Bauer suggests the Select Board and Trustees consider regulations where VDRB and TDRB can move forward if Conservation Commission do not have a meeting due to lack of a quorum.

Brad Prescott had reservations about Steven Bauer's suggestion and would like to keep the requirement of the Conservation Commission report before TDRB meetings. Wade Treadway agreed but indicates something will need to be done to help the applicant's timeline from not being delayed for multiple months. Brad Prescott suggested drafting a letter to make Trustees and Select board aware of the issue is the next step.

Alan Willard suggested changing regulations to make approving new Conservation Commission members a faster process.

Approval of Minutes 5/23/23

Alan Willard moved to accept the May 23, 2023 minutes as printed.

Wade Treadway seconded the motion.

VOTE: 3-0. Minutes approved.

Brad Prescott indicated he will resign from the Town Development Review Board in September 2023 or earlier if the vacancy can be filled sooner. The Board accepted the resignation and will post the open position for a replacement member.

Adjournment:

Brad Prescott moved to adjourn the meeting.

Alan Willard seconded the motion.

VOTE: 3-0. The meeting adjourned at 9:25 PM.