

**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 public meeting on June 28, 2023, at 7:30 PM to conduct the following business:

Members Present: Jane Soule, Chair, Keri Cole and MaryAnne Flynn.

Public Present: Joe DiNatale, Derek Demas, Lee Barnum, Heather Wishik, James Findlay-Shirras, and David Hamilton

Staff Present: Steven Bauer and Stephanie Appelfeller

**Call to Order:**

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

Adjustments to Agenda: Jane Soule agreed to move V-3794-23 Mon Vert Café to be heard first.

**Public Hearings:**

**V-3794-23: Mon Vert Cafe**

Location: 28 Central Street

Parcel ID: 20.52.27

Review Type: Conditional Use Approval

Proposed Development:

To play live music outside until 8pm.

Joe DiNatale presented that Mon Vert Café would like to play live music on the last Wednesday of each month and questioned if the application can be changed to approve live music two days a week during summer months in perpetuity. The Board agreed that it is possible to extend the timeline of the application approval, so long as the outdoor music meets the required decibel level and concludes at the 8pm requirement.

Keri Cole moved to close testimony.

Mary Ann Flynn seconded the motion.

**All voted in Favor 3-0.**

Keri Cole motioned to approve live music outdoors until 8pm for a 5-year term, on Sundays and the last Wednesday of the month from May 1<sup>st</sup> to Oct 31<sup>st</sup>.

Mary Ann seconded the motion.

**All voted in Favor 3-0.**

**V-3785-23: Derek Demas**

Location: 49 Pleasant Street  
Parcel ID: 21.53.05.001  
Review Type: Conditional Use Approval  
Proposed Development:  
To use property for short-term rentals

**V-3786-23: Derek Demas**

Location: 51 Pleasant Street  
Parcel ID: 21.53.05  
Review Type: Conditional Use Approval  
Proposed Development:  
To use property for short-term rentals

Derek Demas presented both applications V-3786-23 and V-3785-23. Jane Soule inquired if the Fire Department inspections have been completed and mentioned that Chief David Green will need to provide a letter to specify if reinspection is required. Jane Soule inquired about the parking plan and Derek Demas responded that two on-site parking spaces will be provided at 49 Pleasant and 51 Pleasant has two on-site spaces as well. Derek Demas confirmed he will be the property manager.

Mary Ann Flynn moved to closed testimony for both applications.  
Keri Cole seconded the motion.

**All voted in Favor 3-0.**

Mary Ann Flynn moved to approve both applications as presented.  
Keri Cole seconded the motion.

**All voted in Favor 3-0.**

**V-3787-23: Matthew and Lauren Wells**

Location: 53 Pleasant Street  
Parcel ID: 21.53.05  
Review Type: Design Review Approval  
Proposed Development:  
To install 4 L.F. of fencing.

Derek Demas explained the proposed fence will match the recently approved fencing at 49 and 51 Pleasant that will connect to 53 Pleasant Street.

Keri Cole moved to close testimony.  
Mary Ann Flynn seconded the motion.

**All voted in Favor 3-0.**

Mary Ann Flynn motioned to approve the application as presented.  
Keri Cole seconded the motion.

**All voted in Favor 3-0.**

**AD-V-3793-23: TSV Woodstock, LLC (The Shire)**

Location: 46 Pleasant Street

Parcel ID: 21.51.20

Review Type: Waiver to Setback

Proposed Development:

To amend the previously approved Permit AD-V-3727-22 to place two outdoor saunas and a condenser, within the eastern side setback.

James Findlay-Shirras is the landscape architect on the project and presented The Shire is seeking a waiver to set back of 7.5 feet from the property line to construct two saunas. James Findlay-Shirras explained the proposed project will consist of two, 3 foot retaining walls that will house the saunas. The actual setback in the LC zoning district is 15 feet and the requested waiver will be 7.5 feet from the property line. Keri Cole asked if there will be lighting, and James Findlay-Shirras indicated the saunas do not containing exterior lighting but there may be minimal pathway lighting leading to the saunas.

Steven Bauer questioned the proposed set back and James Findlay-Shirras confirmed it will be 7.5 feet.

Keri Cole moved to close testimony.

Mary Ann Flynn seconded the motion.

**All voted in Favor 3-0.**

Mary Ann Flynn moved to accept as presented with a 7.5-foot waiver.

Keri Cole seconded the motion.

**All voted in Favor 3-0.**

**E. AD-V-3796-23: Heather Wishik**

Location: 13 River Street

Parcel ID: 20.51.16

Review Type: Design Review Approval

Proposed Development:

To amend the previously approved permit by decreasing the garage from 19' X 23' to 18' X 22'.

Heather Wishik and Lee Barnum explained the amended application is to request a slightly smaller garage square footage. Lee Barnum added that there will be a new downlight installed on the right-hand side of the home that was not mentioned on the original application.

Keri Cole moved to close testimony.

Mary Ann Flynn seconded the motion.

**All voted in Favor 3-0.**

Mary Ann Flynn moved to accept as presented.  
Keri Cole seconded the motion.

**All voted in Favor 3-0.**

**V-3795-23: David Yatim**

Location: 41 South Street

Parcel ID: 23.55.24

Review Type: Design Review Approval

Proposed Development:

To build a 91 L.F. stone retaining wall, facing South Street.

David Yatim explained the existing driveway will be extended and a new exit on Terrace Street will be created and has been approved by the Town. The proposed retaining wall is required to support the extension of the driveway. David Yatim mentions the proposed stone to be used for the retaining wall is called Adirondack Stone and is a natural stone material. Steven Bauer provided that the current retaining wall is failing and in need of replacement and that the Design Advisory Committee have reviewed and approved the proposed design of the proposed stone retaining wall.

Mary Ann Flynn moved to close testimony.

Keri Cole seconded the motion.

**All voted in Favor 3-0.**

Mary Ann Flynn moved to accept as presented.

Keri Cole seconded the motion.

**All voted in Favor 3-0.**

**V-3797-23: Pleasant Garage, LLC**

Location: 67 Pleasant Street

Parcel ID: 20.53.12

Review Type: Design Review Approval

Proposed Development:

To submit a modified commercial building design to the previously approved design in V-3703-22.

David Hamilton of GeoBarns presented that the original approved site plan has been modified to change the use of the building to a garden store with workshop space. Additionally, changes to the approved building plan were required as bids for the original building design came back too high and construction as approved was uneconomic.

David Hamilton explained the amended proposed building will now contain a siding product called Windswept which is a sustainable, natural wood in a grayish/white stain. There will be 11 proposed parking spaces on site. The building will contain a retail area, greenhouse porch, coffee shop, upstairs storage loft, and workshop/classroom space.

Jane Soule questions if the proposed building height will cover the existing building situated at the rear of the site. Mary Ann Flynn questions how the new plan compares height wise to the previously approved building. David Hamilton indicates the new plan is slightly higher than the prior approved plan and will be 24', which is within the 35' foot allowed max height. The highest point of the building includes the 3.5-foot copula and is roughly 28' tall.

Jane Soule inquired if the proposed building would block the signage to the existing building in the rear and Mary Ann Flynn and Keri Cole suggest the building in the rear may need to move their existing signage.

Steven Bauer mentions the abutting parcel to the east is zoned Residential High Density which requires a 10-foot buffer zone when adjacent to the CLI zone. The proposed service entrance will be along Hartland Hill Road which requires a 10-foot buffer.

David Hamilton suggests that the 10-foot buffer can be achieved by angling the proposed driveway. Steven Bauer agrees that the driveway can be shifted to achieve the 10-foot buffer zone and will add a condition to the application approval.

Keri Cole moved to close testimony.  
Mary Ann Flynn seconded the motion.  
**All voted in Favor 3-0.**

Mary Ann Flynn moved to accept the application as presented.  
Keri Cole seconded the motion.  
**All voted in Favor 3-0.**

#### **Approval of Minutes:**

The approval of minutes will occur at the next meeting on July 12, 2023.

#### **Other Business:**

None

#### **Adjournment:**

Mary Ann Flynn moved to adjourn the meeting.  
Keri Cole seconded the motion.

**VOTE: 3-0. Meeting adjourned at 8:30 PM.**