

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 October 24, 2023 to conduct the following business:

Members present: Wade Treadway, Chair, Kim French, Ernie Fernandez, and Alan Willard

Public present: Laurie Marshall, Lucas Harrison, Margaret Fraser, Al Alessi, Roger Logan, Chris Boyle, John Holland, Curtis Barr, Sally Miller, David MacKay, Jeff Glew

Staff present: Steven Bauer and Stephanie Appelfeller

Administrative Tasks:

Call to Order: Wade Treadway called the meeting to order at 7:32 PM.

Adjustments to Agenda: None

Public Hearings:

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

A. T-0023-24: Curtis Barr

Lister No.: 11.04.15

Location: 639 Benedict Rd

Review Type: Conditional Use Approval

Proposal: To construct a 14' x 20' open shed.

Curtis Barr presented the plans for a 14' x 20' open shed which the Conservation Commission has approved. Wade Treadway explained the shed is situated in the steep slopes and shallow soils overlay. Greg Fullerton dug 48" test holes and did not hit bedrock. Steven Bauer confirmed the location of shed is a 2.6% slope, under the 15% slope the overly map indicated.

Alan Willard motioned to close testimony.

Kim French seconded the motion.

VOTE: 4-0. Testimony closed.

B. T-0029-24: David MacKay

Lister No.: 05.06.03

Location: 4165 Hartland Hill Rd

Review Type: Conditional Use Approval

Proposal: To convert a single household building to a multi household building and add soil within the riparian buffer zone.

Sally Miller, the architect for the project, presented the plans. There will be two units in the garage and two units in the house. The basement will be a common area and laundry. The exterior will not change. The garage will have a common room in the basement and two studio units on main floor.

Steven Bauer mentioned parking requirements are two spaces per unit and the project has five spaces proposed which is less than the eight required, however, the Board can consider if parking can be provided through other means.

Laurie Marshall and Lucas Harrison are abutting neighbors on Lincoln Street. They are concerned about exterior lighting. They suggested adding a hedge or using downlights. Dave MacKay agreed the light on driveway can be on timer and light on rear entry door can be a motion detector. Jeff Glew suggested downlighting and adding evergreens.

Steven Bauer explained the second part of application was regarding soil dumped in a 25% slope and in the riparian buffer zone. The majority of fill has removed, with estimated 6-10 cubic yards remaining. David MacKay updated the Board that the fill was removed around 3 trees, silt fence will be added and winter rye will be planted.

Al Alessi suggested a plan to help stabilize the bank with shrubs to hold the loose dirt from falling down the brook.

Alan Williard motioned to close testimony.

Kim French seconded the motion.

VOTE: 4-0. Testimony closed.

C. T-0024-24: Peacefield, LLC & Shade Maple, LLC

Lister No.: 04.01.04

Location: 650 Pomfret Road

Review Type: Conditional Use and Site Plan Approval

Proposal: To operate an on-farm restaurant.

John Holland presented the application. He explained the building is a multi-use building and a portion of the barn should not be considered part of the restaurant. Menus have been presented and were created by Matt Lombard with Peace Field ingredients.

Kim French asked John Holland to confirm how he resulted in the 2600 SF restaurant footprint calculation. John Holland replied he did not include the kitchen in size calculations as those are mixed use spaces for the farm. Kim French asked how many restaurants this kitchen serves, and Mr. Holland responded 3 restaurants. He explained the kitchen is also oversized to be used for processing animals for the farm, it is roughly 500 SF.

Chris Boyle represents Tom Meyerhoff and Cynthia Volk and presented that the building footprint is larger than the 2800 square foot limit and therefore does not fit the regulations. Footprint is defined as the measurement around the exterior walls of the structure, which includes the kitchen, and the Board must go by the regulations.

Al Alessi asked to confirm his letter was received by the Board. He has no objection to the restaurant if open two days a week and BYOB like Cloudland Farm. He mentioned they worked with Mr. Holland's attorney for a solution that was not completed. He does not support 6 nights a week.

Roger Logan commented that the Select Board's intent for the 2800 SF size limit was based on publicly accessible space, as mentioned by David Green in former meeting minutes.

Peggy Fraser asked the footprint of restaurant and Wade Treadway replied the patron space is 2600 SF without kitchen. She mentioned 500 SF kitchen should be divided by four for each restaurant it serves. She is concerned that denying the application will discourage investment in Woodstock.

Alan Williard motioned to close testimony.

Kim French seconded the motion.

VOTE: 4-0. Testimony closed.

Approval of Minutes:

Kim French motioned to accept the 9/26/2023 minutes as printed.

Alan Willard seconded the motion.

VOTE: 4-0. Minutes Approved.

Deliberations:

Alan Willard moved to enter closed deliberations.

Wade Treadway seconded the motion.

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

Other Business:

None

Adjournment:

Wade Treadway motioned to adjourn the meeting.

Kim French seconded the motion.

VOTE: 4-0. Meeting adjourned at 10:13pm