

**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 December 13, 2023, at 7:30pm to conduct the following business:

Members Present: Jane Soule, Chair, Randy Mayhew, Vice Chair, Wendy Spector, Mary Ann Flynn

Public Present: David Marshall, Thalia Tringo, Ben Haley, Levi Haley, Marsha Fraser, Bo Gibbs, John Curtis, David Hamilton, Eva Douzinas, Ryan Lawler, Alice and Eva Sansone, Chris Adams

Staff Present: Steven Bauer and Stephanie Appelfeller

**Call to Order:**

Jane Soule called the meeting to order at 7:31 PM.

Adjustments to Agenda: None.

**Public Hearings:**

**A. V-0023-24: 61 Central, LLC**

Location: 61 Central Street

Parcel ID: 21.52.03

Review Type: Design Review Approval

Proposed Development: Construct a 6'x 8' temporary weatherproof entryway into Sante restaurant.

Ben Haley is the general contractor for 61 Central and explained the new front door had been back ordered and will need to reconstruct the temporary entrance used last season to prevent heat loss.

Randy Mayhew motioned to close testimony.

Wendy Spector seconded the motion.

**VOTE: All Approved 4-0. Testimony Closed.**

Randy Mayhew motioned to accept the application as presented.

Wendy Spector seconded the motion.

**VOTE: All Approved 4-0.**

**B. V-0021-24: Rachel Weber**

Location: 1 Moore Place

Parcel ID: 20.52.03

Review Type: Conditional Use Approval/Jurisdictional Opinion

Proposed Development: Question presented: Whether the development proposed in V-0021-24 is defined as land development pursuant to Section 403.

Steven Bauer explained the property experienced flood damage after the July flooding. Section 403 A mentions that proposed land development shall require approval by Conservation Commission and the Village Development Review Board. Steven Bauer asked the Board to consider if this application is considered land development under 403B which refers to steep slopes of 25% slope or greater. Randy Mayhew expressed the application does require Conservation Commission approval. Marsha Fraser was involved with the State permit process and explained the goal of the project is to repair and replace the riparian buffer to the grade it was before the flooding. The State has approved a plan for erosion control and plantings.

The Board determined the application needs to go before the next regularly scheduled Conservation Commission meeting on December 20, 2023.

Randy Mayhew motion to recess this hearing to January 10, 2024.

Wendy Spector seconded the motion.

**VOTE: All Approved 4-0. Recessed to January 10, 2024.**

**C. V-0019-24: Trinca, LLC**

Location: 19 Central Street

Parcel ID: 23.56.05

Review Type: Design Review Approval

Proposed Development: To restore the rear façade and (1) Create an ADA compliant entrance; (2) Restore original center window; (3) Add flat roof; (4) Replace service delivery entrance.

Thalia Tringo presented the proposed exterior renovation plans and explained the ideal user for the space will be a restaurant. John Curtis is an abutting neighbor at 15 Central and showed support for the proposed plan.

Wendy Spector motioned to close testimony.

MaryAnn Flynn seconded the motion.

**VOTE: All Approved 4-0. Testimony Closed.**

Wendy Spector motioned to accept the application as presented.  
Randy Mayhew seconded the motion.

**VOTE: All Approved 4-0.**

**D. V-0022-24: Pleasant Garage, LLC**

Location: 67 Pleasant Street

Parcel ID: 21.53.12

Review Type: Design Review Approval

Proposed Development: To modify prior approved plans (V-3797-23) with decreased building size and increased parking and green space.

David Hamilton and Eva Douzinas presented the proposed changes. The building as approved was designed for a specific tenant that will no longer be involved in the project. The new plan lowers the size of the building and adds green space and parking. The plans now include a 28-foot-wide building with open porch on corner. The building will still be two stories and similar style and materials as approved. The height of the proposed building has not changed since prior approval.

Wendy Spector motioned to close testimony.

Randy Mayhew seconded the motion.

**VOTE: All Approved 4-0. Testimony Closed.**

Wendy Spector motioned to approve as presented.

Mary Ann Flynn seconded the motion.

**VOTE: All Approved 4-0.**

**E. V-0024-24: Alice Sansone**

Location: 9 School Street

Parcel ID: 23.55.10

Review Type: Design Review Approval

Proposed Development: To convert existing barn into a four-bedroom, single household dwelling.

Ryan Lawler and Chris Adams presented the proposed plans. The parking area will be located and accessed via the lower level of the home. Alice Sansone is the owner and mentioned the main access drive will be from the Green next to the Hager's property. The upper level of the home will have dormers added to allow space for bedrooms. There will be no access from School Street other than an outdoor patio space and footpath, no auto access from School Street. There will be no expansion of the current footprint of the building. May add roof mounted solar panels on the School Street side.

During construction, they plan to have deliveries and truck access to the property from the green rather than School Street. The materials of the barn will be salvaged but the existing framing is not strong enough and cannot be used so will be rebuilt as presented.

Randy Mayhew motioned to close testimony.

Wendy Spector seconded the motion.

**VOTE: All Approved 4-0. Testimony Closed.**

Randy Mayhew motioned to approve the application as presented.

Wendy Spector seconded the motion.

**VOTE: All Approved 4-0.**

### **Approval of Minutes: 11/15/2023**

Randy Mayhew motioned to accept the 11/15/2023 minutes as printed.

Mary Ann Flynn seconded the motion.

**VOTE: 3-0 Approved.**

### **Other Business:**

Randy Mayhew asked Steven Bauer to provide a copy of the recent Village Zoning Regulation changes and would like to review before the next meeting.

The next regularly scheduled meeting on December 27<sup>th</sup>, 2023, will be cancelled due to the holiday and the next meeting will be held January 10<sup>th</sup> 2024 at 7:30pm.

### **Adjournment:**

**Meeting adjourned at 8:28 PM.**