

PUBLIC MEETING MINUTES
VILLAGE OF WOODSTOCK, VERMONT
31 The Green
Woodstock, VT 05091
(802) 457-7515

VILLAGE DESIGN ADVISORY COMMITTEE
Wednesday, December 6, 2023 at 4:00 PM

Members Present: Beverly Humpstone, Vice Chair, Larry Zeitlin, Jack Rossi

Staff Present: Steven Bauer and Stephanie Appelfeller

Public Present: Kurt Lessard, Thalia Tringo, David Hamilton, Eva Veson, Chris Adams, Bill Kelsey, Adam Morse, Matt Giffin, Paul Simon, Gail Stickney, Ken Sansone, Eric Nesbitt

Called to Order:

Beverly Humpstone called the meeting to order at 4:00 PM.

PUBLIC HEARINGS

A. V-0020-24: Matthew and Lindley Driscoll

Location: 28 Pleasant Street

Parcel ID: 21.51.25

Proposed Development: To add exhaust vent to exterior of guest house.

Kurt Lessard presented a 12x12 exhaust hood vent will be added to the side of the guest house. It will be painted the same color as the siding. Steven Bauer asked the Committee to confirm this was a minor application and the Committee agreed it should be considered minor.

VOTE: 3-0. All approved.

B. V-0019-24: Trinca, LLC

Location: 19 Central Street

Parcel ID: 23.56.05

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 explained that the windows at rear of building have been boarded up. The plan is to make the service entrance more functional replace windows and add an ADA compliant door and improve the bulkhead with a doghouse entrance.

Larry Zeitlin motioned to approve as presented.

Jack Rossi seconded the motion.

VOTE: 3-0. All approved.

C. V-0023-24: 61 Central, LLC

Location: 61 Central Street

Parcel ID: 21.52.03

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

Ben Haley presented the application on behalf of the owners. The new front door order has been delayed and they would like to reinstall the temporary entryway that was used last year to help prevent heat loss. The Design Advisory Committee agreed to a six-month timeframe for the temporary entrance.

VOTE: 3-0. All approved.

D. V-0024-24: Alice Sansone

Location: 9 School Street

Parcel ID: 23.55.10

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

Chris Adams, the architect for the project, presented that the barn will be converted to a single-family residence. They are proposing the main entry will be on the lower level with a 3 bay garage. Gable dormers will be added on the 2nd floor and a stone chimney. Entrance towards church will have a patio space. Terraced landscaping will be added and screening will be added on north side. Exterior finishes will consist of standing seam, natural stone veneer, vertical shiplap gray barn siding. May add solar on dormer on south side that would not be visible from School Street.

Gail Stickney is a neighbor and does not like the proposed right of way access. Ken Sansone is the owner of the property and explained there is an existing gravel driveway that leads from the green via South Park Street. It is an existing right of way and will be extended from the property line. He mentioned vehicular access will not be changed and the right of first refusal was not exercised by the abutters.

Beverly Humpstone, Eric Nesbitt and Gail Stickney asked if notices for Design Advisory meetings can be sent to abutters. Gail Stickney would like the advisory meetings added to the same notice that goes to abutters for VDRB. Beverly Humpstone mentioned she can go to the Planning Commission to ask about these changes.

Jack Rossi asked if a shed dormer is possible rather than four separate gable dormers. Chris Adams mentioned they did consider it, but one large dormer did not keep with the rhythm of the windows. Roof pitch and height will not be changed from what exists.

Beverly Humpstone mentioned they need more information on access to gravel driveway through the green before approval. Larry Zeitlin proposed to do a site visit.

The Committee and the architects will meet on Monday, December 11th at 1pm at 9 School Street. Beverly Humpstone asked that the architects show where the driveway would be located as part of the site features.

E. V-0016-24: Twin Pines Housing Trust

Location: 34-38 Pleasant Street

Parcel ID: 21.51.22

Proposed Development:

To remove two existing multi-household buildings, renovate two existing multi-household buildings and construct a new multi-household building.

Bill Kelsey, Adam Morse, Matt Giffin, Paul Simon were all present to explain the proposed changes. The main changes since the last meeting include the exterior, landscaping, and site plan. An archaeology test has been completed and after the State signs off the soil tests will be completed.

The only change in the site plan is the driveway on west side of site which will be removed and replaced with sidewalk. Eric Nesbitt asked if entrance and exits would be all on the Shire side and if more parking spaces will added and the owner confirmed yes. Eric Nesbitt asked if parking during snow storms will be accommodated and Steven Bauer explained that will be discussed at the VDRB. Jack Rossi asked if winter shrubs can be added for screening to block parking area.

Matt Giffin explained the building height has been considered and they have designed a mansard roof with a 12-foot floor to floor height, the total height to top of roof is 39.10 feet tall. This lowered 6 to 10 feet from the original gable roof design. The Committee recommended no shutters. Beverly Humpstone suggested under dormers more pronounced soffit eaves.

Matt Giffin indicated they plan to use a casement window. They can make it appear as double hung or a prairie style window design. Beverly Humpstone asked to show example with prairie and one with fake double hung. Eric Nesbitt asked if windows will be changed in historic buildings and Matt Giffin said they plan to install storm windows and leave the existing windows.

Bill Kelsey asked if vertical and horizontal siding options are ok, proposing a mix of board and batten and clapboard. Beverly Humpstone asked if different options of siding can be presented at the next meeting.

Matt Giffin asked if there were any suggestions on the north facing 3-story porch. The Committee agreed a simple composite material is preferred for the railing.

Matt Giffin will present at the next meeting on 12/20 with two options showing windows, soffit details, and siding options.

F. V-0022-24: Pleasant Garage, LLC

Location: 67 Pleasant Street

Parcel ID: 21.53.12

Proposed Development: To modify prior approved plans (V-3703-22) with decreased building size and increased parking and green space.

Jack Rossi recused himself from the application which resulted in a lack of quorum. David Hamilton mentioned the project was previously approved but now will be reduced from 3100 SF to 2600 SF. There will be no change in materials or color, just a smaller building. As there was no quorum, the Committee agreed to meet on 12/11/23 at 2pm to discuss the application.

Other Business:

None

Adjournment:

Meeting adjourned at 5:52pm