

**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 January 10, 2024 to conduct the following business:

**Members present:** Wade Treadway, Chair, Kim French, Ernie Fernandez

**Public present:** Carmen Chamberlin and Chris Ambrose

**Staff present:** Steven Bauer and Stephanie Appelfeller

**Administrative Tasks:**

Call to Order: Wade Treadway called the meeting to order at 5:30 PM.

Adjustments to Agenda: None

**Public Hearings:**

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

- A. T-0037-24: Ernest and Carmen Chamberlin**  
Lister No.: 31.03.11  
Location: 497 Carlton Hill Road  
Review Type: Conditional Use Approval  
Proposal: To construct a 16' x 16' addition to existing shed within the riparian buffer.

Carmen Chamberlin presented the application and explained they are adding a 16'x16' addition to an existing shed. The shed is in the riparian buffer. Carmen Chamberlin explained the Conservation Commission approved the application at their last meeting. Wade Treadway walked through the criteria for Conditional Use approval.

Kim French asked Steven Bauer if the riparian buffer zones need to be reconsidered after flooding and Steven replied yes, the Conservation Commission and Planning Commission should review all maps and make sure they are still accurate as maps are originally from 2004.

Ernie Fernandez motioned to close testimony.

Kim French seconded the motion.

**VOTE: 3-0. Testimony closed.**

**B. T-0045-24: Pam and Scott Scheeler**

Lister No.: 12.02.32

Location: 327 Folding Hills Road

Review Type: Conditional Use Approval

Proposal: Construct a 5,160 SF single household residence and 1,057 SF garage partially on steep slopes equal to or in excess of 15%.

Chris Ambrose and Pam and Scott Scheeler presented the application. Chris Ambrose explained the dwelling will contain 5100 SF of conditioned space and is in R5. Jack Rossi is the landscape architect. There is a state storm water in place. Brad Ruderman will be the engineer on the project. Scott Scheeler mentioned the site is 28 acres total.

Steven Bauer explained this application is before the Board as over 10% will be on steep slope and refer to Article 6 for Stormwater – Low Impact Development regulations.

Chris Ambrose said that to help control erosion, silt fencing will be added, as well as topsoil and mulch. There will be terraces that follow the grade. An access permit has been granted. Total length of driveway will be 1400 feet with pull offs every 500 feet. Kim French asked the driveway grade and if it's too steep at 11% grade. Chris replied that there is one switchback on the driveway and the material from the house will be used as fill on the driveway grade. The house will not be sprinkled. The drive will be widened to allow for larger trucks. Kim French asked the environmental and water runoff impact and Chris Ambrose replied that culverts will be added and natural vegetation.

Steven Bauer asked where the drive pull offs are located and Chris Ambrose can send updated plans showing the pull offs.

Scott Scheeler explained the home is not visible from South Road, the location was lowered out of the Scenic Ridgeline District. The tallest height is 33 feet at the front door. Kim French asked if it will be blocking the ridgeline and based on Jack Rossi's drawing, it will be a couple feet below the ridgeline. The parcel is not in the current use program, the existing clearing was done at least 10 years ago. There will be a small clearing created at the switch back and area by the drive but it will not go over the 3 acres of disturbance allowed. Kim French asked about runoff and Chris Ambrose explained there is a large area between house and retaining wall to driveway that will be natural vegetation.

Wade Treadway walked through the criteria for Conditional Use approval. The power will be underground. Construction will commence in the spring. Kim French asked about lighting plan and Scott Scheeler replied the goal is downlights and motion lights in parking area.

Kim French motioned to close testimony.

Ernie Fernandez seconded the motion.

**VOTE: 3-0. Testimony closed.**

**Approval of Minutes:**

Ernie Fernandez motioned to accept the 11/28/2023 minutes as printed.

Wade Treadway seconded the motion.

**VOTE: 3-0. Minutes Approved.**

**Deliberations:**

The Board entered closed deliberations.

**Other Business**

None

**Adjournment:**

Kim French motioned to adjourn the meeting.

Wade Treadway seconded the motion.

**VOTE: 3-0. Approved.**

**Meeting adjourned at 6:37pm**