

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

VILLAGE DESIGN ADVISORY COMMITTEE
Wednesday, February 21, 2024 at 4:00 PM

Members Present: Phil Neuberg, Chair, Jack Rossi, Beverly Humpstone

Staff Present: Steven Bauer and Stephanie Appelfeller

Public Present: Scott Smith

Called to Order:

The meeting was called to order at 4:00 PM.

PUBLIC HEARINGS

- A. V-0037-24:** Central Street Holdings, LLC
Location: 39 Central Street
Parcel ID: 23.56.09
Proposed Development:
To replace all 2nd and 3rd floor windows.

Scott Smith explained he plans to replace all second and third floor windows in a 2 over 1 lite style and remove storm windows. Phil Neuberg asked, if possible, to restore and replace the storm windows? Phil mentioned a neighboring property repaired rather than replaced the windows as the preference is for original windows to remain when possible. Scott Smith would like to get rid of the storm windows for a cleaner look.

Jack Rossi mentioned the windows do not match and have no unity so may not be worth saving. Phil asked, if possible, to determine what windows were originally there. Scott Smith indicated sills will be replaced with new wood and painted. The Committee agreed to black windows and asked if store fronts will be painted black and Scott said no the lower level will stay painted white.

Scott Smith will return to March 6th meeting with a profile of existing windows and proposed windows to show same proportions.

Other Business:

Beverly Humpstone explained the barn on School Street was torn down last week but during the site visit the Committee was told the barn was being reused. She acknowledged the new plan will be nice and the barn was not historical but suggested combining the DAC and VDRB meetings so that items like this are not overlooked.

Jack Rossi asked if architects knew the building would be torn down? Steven Bauer responded it was determined the barn would not support the 2nd story residential use and the plan was to keep just the footprint.

Phil Neuberg mentioned the School Street location is within the National Registry Historical District and demo should have been considered. Phil asked if Zoning could add a line to the application indicating when a building is a contributing building? Steven said yes, or it can be added to the agenda. Phil suggested the Historical Commission could be used as a resource. Jack Rossi said consistency of design is important as well.

Bev Humpstone asked, if possible, to combine the boards? Is it necessary that applicants come to both meetings? Steven Bauer mentioned some applications do not get presented to both boards, such as Conditional Use permits. He wants to add history and continuity into the regulations. Phil Neuberg suggested a certificate of appropriateness is needed before submittal to VDRB.

Phil Neuberg will talk to Steven about grants and the timeline for new design guidelines.

Bev Humpstone mentioned alternative design ideas for the South Woodstock treatment plant.

Adjournment:

Meeting adjourned at 5:00pm.