

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

VILLAGE DESIGN ADVISORY COMMITTEE  
Wednesday, March 6, 2024, at 4:00 PM

**Members Present:** Phil Neuberg, Chair, Jack Rossi, Beverly Humpstone, Ellen Soroka

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

**Public Present:** Scott Smith, Mark Hunter, Matt Powers, Steve Hiller, David Yatim, Isabel and John Lescure

**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 2<sup>nd</sup> and 3<sup>rd</sup> floor windows.

Scott Smith presented photos of existing windows and drawings of the proposed windows.

Phil Neuberg motioned to approve as submitted.

Jack Rossi seconded the motion.

**Vote 3-0.** All Approved

**B. V-DPW1-24: Village of Woodstock**

Location: College Hill Road

Parcel ID: N/A

Proposed Development:

To replace the retaining wall along College Hill Road.

Mark Hunter explained the current rock retaining wall is failing. He suggested a stamped concrete block style wall would be cheaper, faster and will be more permanent. Jack Rossi suggested building it back as is and Mark replied the wall needs to be constructed of larger rocks as it is not structurally sound. It will be 0 to 5 feet high and 50 feet long with a drainage system behind it.

The Committee recommended natural stone rather than a concrete retaining wall.

**Vote 3-0.** All Approved

**C. V-0040-24: Woodstock History Center**

Location: 26 Elm Street

Parcel ID: 20.52.32

Proposed Development:

To replace portion of rear roof.

Matt Powers explained the rear portion of the roof which is south facing, will be changed from asphalt shingle to standing seam roof.

**Vote 3-0.** All Approved

The committee determined the application be considered Minor Design Review as changes are not visible to the passing public.

**D. V-0038-24: Daniel and Cheryl Ball**

Location: 39 South Street

Parcel ID: 23.55.22

Proposed Development:

To construct a 26' x 21' addition with first floor garage and second floor office, remove and replace two existing windows and add screening along the south side.

The architect for the project explained the new addition will include a garage on the lower level and office space on the second level. The addition will be 26 feet wide which allows the 10-foot setback from the property line.

Phil Neuberg mentioned the scale of the addition is wider than the main house. He suggested adding shutters to the addition if there is room between the windows and asked that the windows be the same height as on the main house.

Ellen Soroka asked why the new roof will be of different material than the main house. The architect replied they proposed shingles rather than metal on the new addition to stop snow fall. There will be one, 16-foot garage door as not enough width to make it work with two separate garage doors.

Ellen thinks using standing seam on addition will unify the home more. Phil suggested adding a guard rail along roof for snow. Ellen suggested new windows be further apart. The Committee would like two windows centered over the garage doors with windows spaced same distance as the two windows on main house.

Phil mentioned he did not like the proposed arched window on side. Steve Hiller mentioned the window being taken out creates privacy and the new window is the sole source of light for the

master bedroom. Ellen said it was out of scale and the arch was a strange style for the house. Steve Hiller asked if a 5' x 3' awning window would work.

Phil asked that the applicant come back to DAC's next meeting before the VDRB meeting.

The natural stone veneer will be used on the garage lower level. The Committee agreed to stone on this portion of the addition.

On back of home, window being removed and transom on back being added for bathroom. Committee is ok with rear elevation.

David Yatim is the neighbor at 41 South and mentioned the garage parking may block access to his property which uses the shared driveway. Steven Bauer explained the easement and driveway issues are considered civil issues between neighbors.

John and Isabel Lescure at 37 South commented they are ok with the plan but asked about the color of the stone on garage. Phil asked that the applicant provide a sample of the stone color at the next meeting.

The Committee asked the applicants to return to next meeting on March 20<sup>th</sup> at 4pm and present the following changes:

1. Change the asphalt shingle to metal roof.
2. Provide a front elevation showing two windows with shutters to match proportionality on main home.
3. Provide 5' x 3' rectangle window or other options for windows on south side, and
4. Sample of the stone veneer color.

**Other Business:**

None

**Adjournment:**

Beverly Humpstone motioned to adjourn the meeting.  
Phil Neuberg seconded the motion.

Meeting adjourned at 5:05pm.