

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 March 13, 2024, at 7:30pm to conduct the following business:

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

Public Present: Mark Hunter (Director of Public Works), Sally Garmon, Michael Ricci, Lisa Purvis, Scott Smith

Staff Present: Steven Bauer and Stephanie Appelfeller

Call to Order:

Jane Soule called the meeting to order at 7:30 PM.

Adjustments to Agenda: None.

Public Hearings:

A. V-DPW1-24: Village of Woodstock

Location: College Hill Road

Parcel ID: N/A

Review Type: Design Review Approval

Proposed Development: To replace retaining wall along College Hill Road.

Mark Hunter, the Woodstock Director of Public Works explained the existing retaining wall is failing and crumbling. He suggested installing a block style retaining wall similar to the wall behind the fire station. That style would be easier to install, cheaper and no future maintenance involved. The proposed wall will run 50 feet long and from 0 to 5 feet high.

The Village Design Advisory Committee preferred a natural stone retaining wall rather than the cement block wall. Keri Cole asked the cost differential and Mark said ARPA funds will be used and estimated the cost at \$25k for block wall and \$35k for natural stone wall.

He cannot reuse the existing stones as crumbling and shale. Mark explained the concrete block pattern would match the Rec Center bridge. The concrete is shaped in metal forms and stamped to look like rock.

Randy Mayhew suggested a natural stone retaining wall like on North Street. Keri Cole and Wendy Spector also like the natural stone as more in Vermont vernacular. Mark Hunter explained there will be drainage and crushed stone added behind the new wall.

Steven Bauer said the Village Design Advisory Committee felt the concrete block wall was not compatible with the area and therefore recommended the natural stone wall.

Michael Ricci and Lisa Purvis live across the street. They prefer a natural stone or natural stone veneer. Once the wall is replaced, they would like the plantings replaced as well. Discuss with Sally Garmon at 6 College Hill to replace plantings once completed. Mark Hunter explained one tree will need to be removed. He is required to do a 3 to 1 slope for erosion control. The wall will be widened and may not be room for as many plantings. The same existing guardrail will be reinstalled.

Wendy Spector motioned to close testimony.

Randy Mayhew seconded the motion.

VOTE: All Approved 5-0. Testimony Closed.

Wendy Spector motioned to approve a natural stone retaining wall.

Mary Ann Flynn seconded the motion.

VOTE: All Approved 5-0.

B. V-0037-24: Central Street Holdings, LLC

Location: 39 Central Street

Parcel ID: 23.56.09

Review Type: Design Review Approval

Proposed Development: To replace all 2nd and 3rd floor windows.

Scott Smith presented that the 2nd and 3rd floor windows will be replaced on entire building. All windows will all be 2 over 1 lite, Marvin efficient, double pane windows. Existing storm windows will be removed and sills will be replaced and painted as needed. The trim will be white and windows will be black. Steven Bauer told the Board that Scott Smith presented the proposed windows at the Design Advisory Committee twice.

Randy Mayhew motioned to close testimony.

Wendy Spector seconded the motion.

VOTE: All Approved 5-0. Testimony Closed.

Wendy Spector motioned to approve application as presented.

Keri Cole seconded the motion.

VOTE: All Approved 5-0.

Approval of Minutes: 1/10/24

Randy Mayhew motioned to accept the 1/10/24 minutes as printed.
Wendy Spector seconded the motion.

VOTE: 5-0 Approved.

Other Business:

None

Adjournment:

Randy Mayhew motioned to adjourn the meeting.
Wendy Spector seconded the motion.

VOTE: 5-0 Approved.

Meeting adjourned at 8:03 PM.