

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 April 23, 2024, to conduct the following business:

Members present: Wade Treadway (Chair), Alan Willard, Ernie Fernandez

Public present: Michael Malik, Jeff DeDell, Michael Sargent

Staff present: Steven Bauer

Administrative Tasks:

Call to Order: Wade Treadway called the meeting to order at 6:30 PM.

Adjustments to Agenda: None

Public Hearings:

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

- A. T-0062-24: Michael Malik**
Lister No.: 32.03.25
Location: 2394 Fletcher Hill Rd
Review Type: Conditional Use Approval
Proposal: To receive an after the fact permit for a 24' x 36' equipment shed within the floodway and riparian buffer zone.

The applicant explained that Neil, the former Zoning Administrator, approved the equipment shed verbally in 2020. Michael was told the new building was allowed as it had less impervious surface coverage than the combined structures that were torn down. The new structure is a 3 bay open equipment shed. The walls are shiplap held by 1-inch nails to allow boards to come off in flooding and allow water to pass through. The new home was permitted and built on the existing footprint. The equipment shed was constructed 30 feet from the new home. The shed is 24' x 36' open with no doors. Construction started in 2021 and took 1.5 years to complete.

Wade Treadway walked through the criteria for Conditional Use Approval under Section 403B Riparian Buffer zone. Steven Bauer explained that the shed is within 100 feet of top of slope of the Ottauquechee River which is what required Conservation Commission and TDRB conditional use approval. The Conservation commission met 4/17 and recommended approval 5-0. Steven explained the Conservation Commission came to this conclusion as Section 403B states that development must meet standards set forth under Article 6 which grants exceptions for any activity that will result in an impervious area less than 10,000 SF.

Steven explained that while on the site visit for the CO for the home, he noticed the garage was existing and did not have a permit.

The TDRB walked through Flood Hazard review via Section 405D. D1 states development within the flood way is prohibited and Section 405 D2 G provided further breakdown with 5 criteria for accessory structures.

Michael explained that there is no heating or electrical service in the building and it is not anchored. The foundation is directly on the hardpack.

Jeff DeDell is an abutting neighbor and asked that the building be anchored to secure during flooding.

Alan Willard motioned to close testimony.

Wade Treadway seconded the motion.

VOTE: 3-0. Testimony Closed.

A. T-0064-24: Michael & Nancy Sargent

Lister No.: 32.02.20

Location: 228 Wyman Lane

Review Type: Waiver to Setback

Proposal: To construct a 24' x 24' shed within the front setback.

Michael Sargent presented the proposed 24' x 24' shed to be located across Wyman Lane from the home. The TDRB provided approval in the past to add a barn and open bay shed in this location. The owner preferred to add the proposed shed in the same location as the existing barns.

Alan Willard asked the height of the new roof and how much of ridgeline will be visible. Michael explained it is an 18' ridgeline and the roof is 10 foot so roughly 8 feet below the ridgeline. The front setback will be encroached by 10 feet.

Steven Bauer drew attention to Section 531B and walked through six criteria regarding front setbacks.

Alan Willard motioned to close testimony.

Wade Treadway seconded the motion.

VOTE: 3-0. Testimony Closed.

Approval of Minutes:

Alan Willard motioned to accept the 3/26/24 minutes as printed.

Wade Treadway seconded the motion.

VOTE: 3-0. Minutes Approved.

Deliberations:

Alan moved to enter closed deliberations.
Wade seconded the motion.

The Board entered closed deliberations.

Other Business:

Kim French resigned from the Board with May being her last meeting. The Board will provide potential new member suggestions to Steven.

Adjournment:

Alan Willard motioned to adjourn the meeting.
Wade Treadway seconded the motion.

VOTE: 3-0. Approved.

Meeting adjourned at 8:50pm