

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

VILLAGE DESIGN ADVISORY COMMITTEE  
Wednesday, April 3, 2024, at 4:00 PM

**Members Present:** Beverly Humpstone (Vice Chair), Ellen Soroka, Jack Rossi

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

**Public Present:** Tom List, Susan Leventoff, Gary Moore

**Called to Order:**

The meeting was called to order at 4:02 PM.

**PUBLIC HEARINGS**

- A. V-0046-24:** TOther House LLC - Eva Douzinas  
Location: 4 The Green  
Parcel ID: 23.56.13  
Proposed Development: To replace existing deck and railing.

Tom List presented that the existing deck needs replacement. The only difference will be the new deck wood will be stained Ipe Brazilian hardwood. Only the deck on this portion of the building will be replaced.

**Vote: 3-0.** Approved

The Village Design Advisory Committee approved the application as submitted and recommended as a minor application for administrative review.

- B. V-0047-24:** Susan Leventoff & Alan Fine  
Location: 17 Pleasant Street  
Parcel ID: 21.51.43  
Proposed Development: To replace five windows.

Susan Leventoff presented the windows are original to the house dated back to 1910 and need replaced. They plan to replace five on the first floor exactly as originally constructed with the lead and steel frame. They are also receiving a backup quote from Anderson in case original window installer cannot complete the project. Bev asked if Anderson did leaded and Susan said Anderson would not be lead but will look like the existing windows.

Jack Rossi suggested approving as presented in application and have the applicant return to DAC change plan and use Anderson. Steven confirmed Susan will not have to repay the application fee if come back as an amendment but does need to present to DAC again if plans change.

**Vote: 3-0.** Approved.

The Village Design Advisory Committee approved the application as submitted and recommended as a minor application for administrative review.

- C. V-0048-24:** J. Randall Powers & William Caudell  
Location: 29 River Street  
Parcel ID: 23.51.11  
Proposed Development: To renovate exterior of single-household dwelling.

Gary Moore presented that the house at 29 River Street is planned to have exterior renovations consisting of two new dormers and new cedar shingle roof on front of home. The porch will be removed but existing door will stay. The renovation is being done in a Greek Revival style. Ellen Soroka does not agree with the use of columns. Gary indicated the house was built in the 1970s and the owner's intent to is to make it look like it was older, from 100 years ago. They plan to add working wood shutters.

Ellen Soroka suggested Greek Revival is typically brick and columns. Jack Rossi agreed the columns do not fit and would like to make them square and simpler. Gary Moore agreed to square columns.

Gary Moore explained the rear of the home currently has sliding glass doors, they plan to take off gable roof and add a shed roof and a chimney and relocated the entry to the right. There will be a stone façade along the bottom and all windows will be replaced with existing style. The garage will remain but the rear portion of the roof on the house and garage will be changed to standing seam.

**Vote: 3-0.** Approved with the condition for square columns in front and remove the columns in the rear.

Gary Moore agreed to present revised drawings at the VDRB meeting on April 10, 2024.

#### **Other Business:**

The Design Advisory Committee discussed options to extend the design review district to possibly include High Street, Slayton, and other areas visible from village center.

#### **Adjournment:**

Meeting adjourned at 4:52pm.