

**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 April 24, 2024, at 7:30pm to conduct the following business:

Members Present: Randy Mayhew (Vice Chair), Mary Ann Flynn, Wendy Spector, Keri Cole  
Public Present: Charles and Charity Lee  
Staff Present: Steven Bauer and Stephanie Appelfeller

**Call to Order:**

Randy Mayhew called the meeting to order at 7:30 PM.

Adjustments to Agenda: None.

**Public Hearings:**

- A. V-0049-24:** Charles & Charity Lee  
Location: 19 High Street  
Parcel ID: 23.56.29  
Review Type: Waiver to Setback  
Proposed Development: To construct porch within the front setback.

Charity Lee explained the current front porch is rotting and in need of replacement. They would like to build a new porch and extend it the entire length of the front of the home. It is currently nonconforming as within the front setback. The owner's also plan a new roof overhang on garage but that is considered administrative review.

Randy Mayhew walked through criteria for Section 606B Nonconforming Structures, and the Board determined it met all criteria.

Mary Ann Flynn asked to confirm that the porch was only being extended width wise and they confirmed yes, it will not come closer to the road.

Wendy Spector motioned to close testimony.

Mary Ann Flynn seconded the motion.

**VOTE: All Approved 4-0. Testimony Closed.**

Keri Cole motioned to approve as presented.

Mary Ann Flynn seconded the motion.

**VOTE: All Approved 4-0.**

**Approval of Minutes: 4/10/24**

Mary Ann Flynn motioned to accept the 4/10/24 minutes as printed.

Wendy Spector seconded the motion.

**VOTE: 3-0 Approved. (Keri Cole abstained)**

**Other Business:**

Randy Mayhew mentioned he proofread the draft of the newly adopted Village Zoning Regulations and Section 517G is not correct. He indicated there is an application being presented at the May 8 meeting that will be impacted by this section as neighboring public parking will be impacted. Steven took note of the incorrect language and will edit. Steven mentioned the previous approval and notice of decision, site plans and Section 517 will be included in the packet for this application at the May meeting.

Mary Ann Flynn will not be at the May 8<sup>th</sup> meeting.

**Adjournment:**

Keri Cole motioned to adjourn the meeting.

**VOTE: 4-0 Approved.**

**Meeting adjourned at 7:45 PM.**