

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

VILLAGE DESIGN ADVISORY COMMITTEE
Wednesday, May 1, 2024, at 4:00 PM

Members Present: Phil Neuberg (Chair), Larry Zeitlin, Ellen Soroka, Jack Rossi, Bev Humpstone (Vice Chair)

Staff Present: Steven Bauer and Stephanie Appelfeller

Public Present: Andrew Garthwaite, Clay and Mollie Duckworth, Thalia Tringo, John Curtis

Called to Order:

The meeting was called to order at 4:00 PM.

PUBLIC HEARINGS

A. Clay Duckworth

Location: 4 Bond St

Parcel ID: 21.51.46

Proposed Development: Pre-application meeting to discuss conceptual design and renovation plans.

An informal walk-through of 4 Bond Street occurred at 2:30pm on 5/1/24 and the meeting was continued during the regularly scheduled meeting. Steven Bauer reminded the applicant this meeting is only for informational purposes, and a formal application and review is the next step.

Clay Duckworth asked the Committee if they had any reservations after walking through the home and the Committee replied no. Clay will compile a list of proposed changes and present it to Committee for review with the application.

Phil Neuberg asked if the owner's have considered the National Register categorization of contributing elements. Clay said that has not been done, but any of the character defining features will be retained and will reintroduce original features. Andrew Garthwaite stated there have been 4 major renovations over time. Phil said the National Register nomination process is a good place to start. He likes going by the historical photos as a guide.

Ellen Soroka asked about heating system. Clay mentioned they are still considering options and geothermal may be an option as it is invisible outside. Phil asked the owner to consider if windows are handmade or original and if so, prefer to repair and use interior storm windows. Clay confirmed the window sashes are not original, estimated the windows were replaced in the late 1890s.

The owner would like to start construction by January and Steven Bauer best timeline would be to get on agenda for August VDAC and VDRB meetings.

Beverly Humpstone suggested that Federal style is more prevalent than Victorian in Woodstock.

B. AD-V-0019-24 – Trinca, LLC

Location: 19 Central Street

Parcel ID: 23.56.05

Proposed Development: To amend permit V-0019-24 to include a handicapped accessible ramp at rear entrance.

Thalia Tringo explained the presented plan is a redraft of the previously approved plan from December 13 based on the Fire Chief's comments. Phil asked why the canopy doesn't go the entire length of the ramp and Steven suggested asking the Fire Marshal.

John Curtis spoke in support of the ramp, he is an abutter at 15 Central. He indicated Fire Chief Green would not allow him to add a ramp at rear of his building unless can prove its structurally unfeasible, financially unfeasible or aesthetically unpleasing. Handicap elevators are considered aesthetically unpleasing along Central Street and Phil agreed it would detract from the character of the Village. Steven Bauer said a letter can be drafted by a Committee member to be presented at the next meeting under Other Business which can then be sent to Chief Green.

Vote: 5-0. Approved as presented.

C. V-0052-24 - Alfonse Sorrentino

Location: 13B River Street

Parcel ID: 20.51.16.001

Proposed Development: To receive an after the fact permit for 80 linear feet of fencing.

The owner was not present for the meeting. An abutter provided a letter requesting caps be added to the posts to match the adjoining fence.

Vote: 5-0. Approved with the recommendation to add caps to posts and keep at current height.

Adjournment:

Meeting adjourned at 4:53pm.