

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 June 25, 2024, to conduct the following business:

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

Public present: Christopher Wilson, Franchesca Collins

Staff present: Steven Bauer

Administrative Tasks:

Call to Order: Wade Treadway called the meeting to order at 6:33 PM.

Adjustments to Agenda: None

Public Hearings:

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

- A. T-0057-24:** Christopher Wilson
Lister No.: 08.04.24.001
Location: 111 Holt Way
Review Type: Conditional Use Approval (Riparian Buffer Zone)
Proposal: To construct a 28' x 30' garage within the riparian buffer.

Chris Wilson explained the application is to construct a 2-car garage. The home is a duplex, and this garage is for the owner's unit. The location is within the riparian buffer. There will be a 1100-gallon containment system added for water runoff. The property will have french drains and plan use the water for irrigation on the property. The garage will be situated 40 feet into the riparian buffer zone. Gutters will be added to the garage. The Conservation Commission recommended the application for approval.

Alan Willard moved to close testimony.

Wade Treadway seconded the motion.

VOTE: 3-0. Testimony closed.

- B. T-0070-24:** Sean & Franchesca Collins
Lister No.: 05.03.18
Location: 2626 East Woodstock Road
Review Type: Conditional Use Approval (Waiver to Setbacks)
Proposal: To request a waiver to construct a deck.

Franchesca Collins explained the garage was constructed last year. The proposed deck would connect the garage and the home. The home and proposed deck are located roughly 14-18 feet from the side setback. Ernie mentioned the proposed deck will not go closer to the property line than the existing home. The zoning in this location is RO and the required setback is 25 feet but can request a 50% waiver to the setback.

The board walked through the six criteria in Section 531B, Waiver to Setback and determined it met the criteria.

Alan Willard moved to close testimony.

Wade Treadway seconded the motion.

VOTE: 3-0. Testimony closed.

Approval of Minutes: 5/28/24

Alan Willard motioned to approve minutes as printed.

Wade Treadway seconded the motion.

VOTE: 3-0. Approved.

Deliberations:

The board entered closed deliberations.

Other Business:

Steven Bauer presented the goals of the department and planning in Woodstock.

Adjournment:

Alan Willard motioned to adjourn the meeting.

Wade Treadway seconded the motion.

VOTE: 3-0. Approved.