

**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 January 23, 2024 to conduct the following business:

**Members present:** Wade Treadway, Chair, Alan Willard, Ernie Fernandez

**Public present:** Chris Higgins

**Staff present:** Steven Bauer

**Administrative Tasks:**

Call to Order: Wade Treadway called the meeting to order at 6:40 PM.

Adjustments to Agenda: None

**Public Hearings:**

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

**A. T-0044-24: 4778 South Road LLC**

Lister No.: 33.02.03

Location: 4778 South Road

Review Type: Design Review Approval

Proposal: To replace all windows at the Kedron Valley Inn.

Chris Higgins explained the original windows were 12 over 12 lite until 1870s and after several renovations the window sizes are now mismatched. Chris Higgins mentioned Chip Kendall and Glenn Soule of the South Woodstock Design Review Committee suggested 12 over 12 lite windows. Chris Higgins asked the board if 12 over 12 or 12 over 1 is preferred?

Wade Treadway explained windows used to be designed for the proportions of the building. The window pane sizes available were either 7" x 9" or 6" x 8" in 12 over 12 style. He suggested the consistent size of the panes is more important than the number of panes in each window.

Wade Treadway would like the applicant to discuss the options with Marvin to match all pane sizes. Steven Bauer confirmed the applicant should discuss with window supplier how to make all pane sizes on upper level to be consistent with lower level. Some may be 12 over 8 or 12 over 12 and that is acceptable if same pane size.

Wade Treadway suggested the Village Design Advisory Committee apply these standards for windowpane sizes when approving applications.

**Approval of Minutes:**

Alan Willard motioned to accept the 1/10/24 minutes as printed.

Wade Treadway seconded the motion.

**VOTE: 3-0. Minutes Approved.**

**Deliberations:**

The Board entered closed deliberations.

**Other Business**

Wade Treadway updated the Board on the Act 250 hearing for Peacefield Farms that occurred on January 19, 2024.

**Adjournment:**

Alan Willard motioned to adjourn the meeting.

Wade Treadway seconded the motion.

**VOTE: 3-0. Approved.**

**Meeting adjourned at 7:26pm**