

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 special public meeting on October 25, 2023, at 7:30pm to conduct the following business:

Members Present: Randy Mayhew, Vice Chair, Keri Cole, Wendy Spector, Mary Ann Flynn
Public Present: Ben Pauly
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

V-0014-24: Woodstock Resort Corp

Location: 1 River Street

Parcel ID: 20.51.07

Review Type: Design Review Approval

Proposed Development:

To rebuild a portion of existing stone wall and steps, add a 10' x 10' patio and improve drainage of yard and driveway.

Ben Pauly explained the retaining wall is failing due to pressure and water is coming through the wall. Randy Mayhew mentioned he lives in the area and has noticed water running across the road at a higher rate than in the past.

Ben Pauly explained water is coming from the backyard. There are french drains along the house that keep the basement dry and this is first year this amount of water has drained down driveway. Ben mentioned the abutting owner across River Street has concerns about the water, so he cut a one-inch channel in the driveway to direct water towards the drain across the road.

Randy Mayhew mentioned the drainage plan may need to go in front of the Village Trustees rather than this board. Steven Bauer replied the application is for Design Review approval. Keri Cole asked if they are just considering the patio and wall design and Steven confirmed yes, the board does not need to consider the drainage issue.

Ben Pauly presented the plan to remove and replace a portion of the stone wall, keep grading the same, replace stone steps with solid slabs and add a brick patio.

Wendy Spector asked if the wall design will impact the drainage issue and Ben Pauly mentioned the curb cut in driveway has helped the water direct towards the drain.

Wendy Spector motioned to close testimony.

Keri Cole seconded the motion.

VOTE 4-0. Approved.

Wendy Spector moved to approve the application as presented.

Keri Cole seconded the motion.

VOTE: 4-0. Approved.

Keri Cole left the meeting.

Approval of Minutes: 9/13/2023

Wendy Spector motioned to accept the 9/13/2023 minutes as printed.

Mary Ann Flynn seconded the motion.

VOTE: 3-0 Approved.

Other Business:

None

Adjournment:

Randy Mayhew motioned to adjourn the meeting.

VOTE: 3-0. Meeting adjourned at 7:57 PM.