

**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 10, 2024, at 7:30pm to conduct the following business:

Members Present: Randy Mayhew (Vice Chair), Mary Ann Flynn, Wendy Spector

Public Present: Gary Moore

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-0048-24:** J Randall Powers & William Caudell  
Location: 29 River Street  
Parcel ID: 23.51.11  
Review Type: Design Review Approval  
Proposed Development: To renovate exterior of single-household dwelling.

Gary Moore explained the house will have the front porch removed and a portico will be added. The shutters will be changed from plastic to operating wood shutters. The goal is to make the home appear historic. Gary explained the pilasters are now plain instead of fluted like originally planned per Design Advisory's suggestion.

There will be a new covered entryway at the rear of the home. The existing dormer over sliding glass door will be replaced with a shed dormer and sliding glass doors will be removed. They will be adding a fireplace on the back and side and a stone façade along the foundation. The asphalt shingle roof will be replaced with shake shingles on the front.

The board agreed with the change to square columns on front and square pilasters on the corners.

Gary Moore mentioned the rear roof and garage will have standing seam roof, the cedar shake shingles will be on the gables and front of home.

Steven Bauer asked if the one window on rear over back entrance will have shutters and Gary Moore explained that window is on edge so no room for shutters. The Board agreed it is not visible and does not require shutters on that one window.

Wendy Spector motioned to close testimony.

Mary Ann Flynn seconded the motion.

**VOTE: All Approved 3-0. Testimony Closed.**

Wendy Spector motioned to approve as presented.

Mary Ann Flynn seconded the motion.

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

#### **Approval of Minutes: 3/27/24**

Mary Ann Flynn motioned to accept the 3/27/24 minutes as printed.

Randy Mayhew seconded the motion.

**VOTE: 3-0 Approved.**

#### **Other Business:**

None.

#### **Adjournment:**

Mary Ann Flynn motioned to adjourn the meeting.

Wendy Spector seconded the motion.

**VOTE: 3-0 Approved.**

**Meeting adjourned at 8:04 PM.**