

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 May 22, 2024, at 7:30pm to conduct the following business:

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

Public Present: Derek Demas, Joe DiNatale

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-0053-24: Derek Demas
Lister No.: 21.53.05 & 21.53.05.001
Location: 49 and 51 Pleasant Street
Review Type: Conditional Use Approval
Proposal: To convert existing Short-term Rental into Bed and Breakfast.

Derek explained the two buildings are currently used as rentals and vacant space. There are 5 units with 8 bedrooms. There are more than 7 on-site parking spaces, which is the requirement. Property is zoned Light Commercial so exempt from the Section 504 requirement of three guest rooms. The Board walked through the Section 710 conditional use criteria. Derek explained the use will not have an impact on the neighborhood as it is currently used as a rental. 1. Capacity of existing community facilities – increase sewer capacity? Derek will check but does not expect greater use will be needed as it was originally designed for seven units. 2. Character of Area – no change. 3. Traffic- no change, 4. Bylaws then in effect – parking requirements met. 5. Renewable Resources – no change. 6. Promotion of use of existing building and reuse – no change.

Randy asked about breakfast requirements and Steven said Section 504 does not require breakfast to be served. Derek confirmed there would be no events or signage.

Wendy Spector motioned to close testimony.

Mary Ann Flynn seconded the motion.

VOTE: 4-0. Testimony closed.

Wendy Spector motioned to approve as presented.

Mary Ann Flynn seconded the motion.

VOTE: 4-0. Approved.

- B.** V-0055-24: Sammy J D0130, LLC
Lister No.: 20.52.43
Location: 55 Central Street
Review Type: Conditional Use Approval
Proposal: To operate a seasonal food truck from May to October and install an 18 S.F. sign.

Joe DiNatale explained that Mon Vert Café would like to add a coffee trailer across street from the restaurant and have signed a lease to use the site from May-October. The food truck will be located on the concrete patio and the trailer is currently being built. Electric will be provided from adjacent stone building. They plan to serve coffee, espresso, pastries, and premade sandwiches. The hours will be 10am to 5pm, 7 days a week. It will be moved off-site after October. Trash receptacles will be provided and emptied as needed. Steven suggested discussing with the Village Trustees if they plan to use the Village trash bins. There will be benches and chairs on the lawn and signage will be on the truck.

The board walked through Section 710A for Conditional Use approval, and it was determined to meet all criteria. Joe asked for a 2-year timeline, from May-October each year.

Wendy Spector motioned close testimony.

Randy Mayhew seconded the motion.

VOTE: 4-0. Testimony Closed.

Wendy Spector motioned to approve the application for a two-year timeline from May-October, open 7 days/week from 10am-5pm, 2nd year conditional on affirmative review after year one.

Randy Mayhew seconded the motion.

VOTE: 4-0. Approved.

Approval of Minutes: 5/8/24

Randy Mayhew motioned to accept the 5/8/24 minutes as printed.

Wendy Spector seconded the motion.

VOTE: 3-0 Minutes approved as printed.

Adjournment:

Randy Mayhew motioned to adjourn the meeting.
Wendy Spector seconded the motion.

VOTE: 4-0 Approved. The meeting adjourned at 8:14 PM.