

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 June 12, 2024, at 7:30pm
to conduct the following business:

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

Public Present: Gail Devine

Staff Present: Steven Bauer and Stephanie Appelfeller

Call to Order:

Jane Soule called the meeting to order at 7:31 PM.

Adjustments to Agenda: None.

Public Hearings:

- A. V-0054-24: Village of Woodstock
Lister No.: 23.56.53
Location: 40 South Street
Review Type: Design Review Approval & Conditional Use Approval
Proposal: To place a 10' x 12' prefabricated shed in the flood hazard area (AE).

Gail Devine explained this shed was originally approved as part of the tennis court project. The funding was approved at the town meeting but did not go through design review. The location will be next to the pavilion and plan to add shrubbery. The shed will be built on 12 inches of hardpack and will be augured into the ground as required by the flood hazard regulations

The shed will have the same siding and colors as the pavilion. It will be used to store baseball equipment. They deal with vandalism so need a painted building. The design advisory committee did not like the shape and siding and wanted it to be more like the dugouts. Mary Ann Flynn stated the shed matches the siding of the pavilion. Keri Cole said it is an appropriate shed for a recreational area.

Wendy Spector suggested placing the shed perpendicular to the pavilion, off the edge of the southern side of pavilion. It will be 10 feet from the pavilion. The opening of the shed

will face South Street. Randy Mayhew does not approve and asked for the application to go back to the Design Advisory Committee for guidance on how to orient the building. Wendy disagreed and explained the shed is appropriate for the location and will match the pavilion.

Keri Cole motioned to close testimony.

Wendy Spector seconded the motion.

VOTE: 4-1. Testimony is closed.

Yes – Wendy Spector, Keri Cole, Jane Soule, Mary Ann Flynn

No – Randy Mayhew

Wendy Spector motioned to accept the shed design as presented on condition to paint to match pavilion and locate parallel to the pavilion and encourage plantings.

Keri Cole seconded the motion.

VOTE: 4-1. Approved.

Yes – Wendy Spector, Keri Cole, Jane Soule, Mary Ann Flynn

No – Randy Mayhew

The VDRB walked through the criteria for Accessory Structures under Section 404 Flood Hazard area. Gail mentioned the shed will be anchored and elevated on hardpack. It will sit on 6'x6' skids to allow water to flow under the shed during flooding and it will not have electricity. The board determined the applicant met all flood hazard regulations.

Wendy Spector motioned to approve.

Keri Cole seconded.

VOTE: 4-1. Approved Flood Hazard review.

Yes – Wendy Spector, Keri Cole, Jane Soule, Mary Ann Flynn

No – Randy Mayhew

Steven Bauer will combine both votes into one decision.

Other business:

Wendy mentioned she has started editing the new Village Zoning Regulations draft.

Randy mentioned a typo in Section 404C says "town".

Approval of Minutes: 5/22/24

Randy Mayhew motioned to accept the 5/22/24 minutes as printed.

Wendy Spector seconded the motion.

VOTE: 5-0 Minutes approved as printed.

The meeting adjourned at 8:12 PM