

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 July 23rd, 2024, to conduct the following business:

Members present: Wade Treadway (Chair), Alan Willard, Ernie Fernandez

Public present: Patricia Andrews, Alex, Deanna Jones, Jason Gatus, Ekiah Pickett, John Holland, Al Alessi

Staff present: Steven Bauer

Administrative Tasks:

Call to Order: Wade Treadway called the meeting to order at 6:01 PM.

Adjustments to Agenda: None

Public Hearings:

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

- A. T-0083-24:** Patricia Andrews
Lister No.: 12.03.28
Location: 6711 South Road
Review Type: Conditional Use Approval (Riparian Buffer Zone)
Proposal: To replace a 13' x 10' addition within the riparian buffer zone.

Ms. Andrews was doing a remodel of the home; in doing so they discovered the foundation of the addition from the 1970's was rotted and was subsequently taken down. They are looking to replace the addition using the same footprint from before. The dimensions of the addition are 15' x 10. The property is the riparian buffer zone with triggers the Conservation commission. There was no quorum last Wednesday July 17th. It was discussed to continue with the application. Roofline will be the same as previous construction.

Alan Willard moved to close testimony.

Wade Treadway seconded the motion.

VOTE: 3-0. Testimony closed.

- B. T-0085-24:** Woodstock Area Council on Aging
Lister No.: 31.01.27
Location: 99 Senior Lane
Review Type: Waiver to Setback

Proposal: To complete an addition and renovation within the rear setback. Hoping to establish an already approved waiver from two years ago. The original setback for the property was 15 foot off the rear property line. It was changed to 25ft through a revision of town regulations. Seeks to go back to the 15ft setback line. Addition is a kitchen off the preexisting kitchen and living room off the preexisting living room. There faculty is at capacity. There has been a lot of communication with the heritage condo board.

The proposed attached will be comparable in scale and size to the original building. With a new kitchen and living room/library. Will not infringe of solar gain or abutting neighbors. With not infringing on sight distracts on private or public roads.

Alan Willard moved to close testimony.

Wade Treadway seconded the motion.

VOTE: 3-0. Testimony closed.

- C. T-0089-24:** Andrea M Kinnealey Tr
Lister No.: 33.02.17
Location: 5070 South Road
Review Type: Design Review Approval
Proposal: To complete exterior renovations.

Mr. Pickett was on the telephone when he started the only change was to the front stoup on the front of the house. After many reservations he would like to make it look like a more finished design. Discussed the roof and porch for entry and the dormer over the garage.

Dormer over the garage already approved. Second round of design review two dormers over the main house, entryway portico. Discussion of the windows and other elements of the exterior of the house.

Alan Willard moved to close testimony.

Wade Treadway seconded the motion.

VOTE: 3-0. Testimony closed.

- D. T-0090-24:** John & Maureen Holland
Lister No.: 04.01.04
Location: 651 Pomfret Road
Review Type: Conditional Use Approval (Flood Hazard)
Proposal: To construct a 24' X 43'6" garage and storage building within the flood hazard zone.

To add a garage addition to their property. House was the subject FEMA map change. The area where the garage will be located at 696&697ft elevation which makes it outside the flood plain. The wood material will be two feet above the flood plain.

Electrical wire will be coming from underground, all outlets will be above the flood plain. Questions to Steven about whether the property is in a flood plain. Discussion of the garage being two feet above the flood plain. The property was sent for review in front of the village development review board. More discussion and review of the rendering with regards to the floor plain. Al Alessi came on to ask the board to double check the number for the floor plain. Lots of discussion back and forth regarding the flood plain.

Alan Willard moved to close testimony.
Wade Treadway seconded the motion.
VOTE: 3-0. Testimony closed.

E. Approval of Minutes: 6/25/24

Alan Willard motioned to approve minutes as printed.
Wade Treadway seconded the motion.
VOTE: 3-0. Approved.

Deliberations:

The board entered closed deliberations.

Other Business:

Steven Bauer presented the goals of the department and planning in Woodstock.

Adjournment:

Alan Willard motioned to adjourn the meeting.
Wade Treadway seconded the motion.
VOTE: 3-0. Approved.