

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 August 14, 2024, at 7:30pm to conduct the following business:

Members Present: Randy Mayhew (Vice Chair), Mary Ann Flynn, Wendy Spector
Public Present: Wendy Wright Marrinan, Steven Hiller, Daniel Ball, George Helmer, Joe DiNatale, Andrew Garthwaite, John Lescure, Thalia Tringo
Staff Present: Kitty Mears Koar

Call to Order:

Randy Mayhew called the meeting to order at 7:30 PM.

Adjustments to Agenda: None.

Public Hearings:

A. T-0079-24 – Woodstock Builders Inc.

Location: 35 Mountain Avenue

Parcel ID: 23.51.30

Review: Access Review

Proposed Development: To waive the minimum frontage requirement by establishing a permanent easement to subdivide and create a new 0.40 acre lot.

A. Woodstock Builders, represented by George Helmer, the owner, presented the application, describing the material of the driveway as permeable. The plan shows that the right of way is 20' to accommodate a 12' driveway plus borders.

There are no plans to sell or develop the subdivided land at this time. Piping and other infrastructure will be placed below the driveway at the moment, in anticipation of a future development.

Wendy Wright Marrinan, neighbor, testified in response to the application. Concerns: water and sewage may not be sufficient.

Randy Mayhew confirmed that the application is simply for subdivision. Today's application is just for access to the locked land.

Question 2 relates to frontage. The amended law requires 50' (vs 75'). Does the easement take away from the frontage? No, the easement is on the land; it's just a right of way.

The driveway will only extend to the boundary of the back lot.

Question 3: the intended easement starts in the village and goes right up to the edge of the village. The locked land that is in the town will not require village approval.

Question 4: How is the safety addressed for the entrance of the driveway to the road?

Question 5: How does conditional use apply to the easement?

Randy explains that there is no conditional use involved in the easement. There will be conditional use whenever a subdivision is sought.

Lisa Carbon, representing her parents, the Bradley's, who own 37 Mountain Ave.

John Carter, 26 Mountain Ave. is curious about the easement. What is the distance to the Guernsey's at 33 Mountain Ave?

George will send the easement language to Stephanie. Randy recommends that it include all the utilities.

The board will wait for the two documents before approving: fire department and easement language. The applicant will return to the next VDRB meeting on August 28th, 2024.

VOTE. Testimony Closed. 3-0.

B. AD-V-0038-24 – Daniel & Cheryl Ball

Location: 39 South Street

Parcel ID: 23.55.22

Review: Waiver to Setback

Proposed Development: To request a waiver to set back and convert use of space to ADU.

B. 39 South St represented by Steven Hiller, Daniel Ball's registered agent.

When building the garage the builders discovered that there is no wall under the existing house. Continuation of the construction led the edge of the building to surpass the setback by 9". The board can't find the article, but we are confident that we are allowed to approve a variance of less than 50% of the allowance.

Wendy Spector motioned to close testimony.

Mary Ann Flynn seconded the motion.

VOTE. Testimony Closed. 3-0.

Wendy Spector motioned to approve as presented.

Mary Ann Flynn seconded the motion.

VOTE. Approve the Application as Presented. 3-0.

C. AD-V-0055-24 – Mon Vert Mini

Location: 55 Central Street

Parcel ID: 20.52.43

Review: Conditional Use Approval

Proposed Development: To relocate Mon Vert Mini Food Truck to grass portion of lot.

C. 55 Central St presented by Joe DiNatale

The original application was to place the trailer on the pavement. When implemented, the trailer didn't allow for pedestrian throughway, so they moved it onto the grass.

Mary Ann Flynn motioned to close testimony.

Wendy Spector seconded the motion.

VOTE. Testimony Closed. 3-0.

Mary Ann Flynn motioned to approve as presented.

Wendy Spector seconded the motion.

VOTE. Approve the Motion as Presented. 3-0.

D. V-0001-25– Clay and Mollie Duckworth

Location: 4 Bond Street

Parcel ID: 25.51.46

Review: Design Review Approval and Waiver to Setback

Proposed Development: To renovate existing home and construct porch within the setback.

D. 4 Bond Street- Andrew Garthwaite, architect, representing the Duckworths.

Owners are hoping to restore the 1808 house to the original elements. The problem is the front setback is insufficient to restore the original porch. The porch will be set back within the fence. The existing porch is 5' deep, plus 3.5'. The new porch will be 8' deep, with the entrance on the south end.

Exploratory demolition has shown that the 1890s el on the side is just a brick over studs. No sheathing. To properly insulate, the brick will be removed and salvaged. After insulation is complete, the brick will be reapplied to the house.

The side porch had been toward the other side of the front where there are shadows on the bricks. The original front door was on Pleasant St.

The nonconformity may be offset by the historic value; the road had originally been not defined.

On the backside there are sliding doors which they'll want to replace. They'd remove a modern bathroom constructed over an uninsulated porch facing Pleasant St, which is falling away from the main house.

The owners are on Zoom and appreciate the support of the Zoning office. Restoring the porch complements the other porches and recreates the original character of the house. Hope to break ground in January. Look forward to spending half the year in Woodstock.

Jack Rossi on Zoom confirms the driveway will be slightly realigned to Bond St. The general landscape will not change dramatically. Conflicting and diseased trees will be removed with the intention of planting large semi-mature trees.

Wendy Spector motioned to close testimony.

Mary Ann Flynn seconded the motion.

VOTE. Testimony Closed. 3-0.

Mary Ann Flynn motioned to approve as presented.

Wendy Spector seconded the motion.

VOTE. Approve the Motion as Presented. 3-0.

Other Business

John Lescure explained he is an abutter to 41 South and asked about the rules for waiver to setback. He asked for a transcript of the hearing.

Thalia Tringo was trying to get on the Zoom. Resident of 34 Mountain Ave. Asked for a recap.

Adjournment

Wendy Spector motioned to adjourn the meeting.

Mary Ann Flynn seconded the motion.

Vote: 3-0. Meeting Adjourned.

The meeting adjourned at 9:00 PM