

**PUBLIC MEETING MINUTES**  
VILLAGE OF WOODSTOCK, VERMONT  
31 The Green  
Woodstock, VT 05091  
(802) 457-7515

VILLAGE DESIGN ADVISORY COMMITTEE  
Wednesday, August 7, 2024, at 4:00 PM

**Members Present:** Phil Neuberg (Chair), Ellen Soroka, Bev Humpstone (Vice Chair), Jack Rossi, Larry Zeitlin

**Staff Present:** Stephanie Appelfeller

**Public Present:** David Yatim, Andrew Garthwaite, Clay and Mollie Duckworth

**Called to Order:**

The meeting was called to order at 4:01 PM.

**PUBLIC HEARINGS**

**A. V-0002-25– David Yatim**

Location: 41 South Street

Parcel ID: 23.55.24

Proposed Development: To construct an 8' x 10' shed and add a lamppost along the driveway.

Mr. Yatim presented a plan for a lamp post and a shed at 41 South Street. Discussion occurred about the location of the shed and its appearance. Mr. Yatim presented a historic photo showing a large barn structure where the shed would be. Bev and Ellen discussed whether it would be appropriate in the proposed location. Mr. Yatim described the terrain and indicated there are no other location options. Phil suggested mimicking the character of the original structure and extending the roof line to the side of the house.

Phil Neuburg moved that the board tentatively approve the shed and lamp-post pending a presentation of an updated design.

Jack Rossi seconded.

Vote: 5-0

**B. V-0001-25 – Clay and Mollie Duckworth**

Location: 4 Bond Street

Parcel ID: 25.51.46

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

Jack Rossi recused himself due to conflict of interest.

The applicant presented the proposed renovation plans.

Phil Neuberg motioned to approve as submitted.

Seconded by Ellen Soroka.

**Vote. 3-0. Approved. (Jack Rossi and Larry Zeitlin not present for vote)**

**Other Business:** None

**Adjournment:**

Meeting adjourned at 5:07 pm.

DRAFT