

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 28, 2024, at 7:30pm to conduct the following business:

Members Present: Jane Soule (Chair), Randy Mayhew (Vice Chair), Wendy Spector
Public Present: David McNeff, Wendy Marrinan, David Yatim, George Helmer
Staff Present: Stephanie Appelfeller

Call to Order:

Randy Mayhew called the meeting to order at 7:33 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.

Randy Mayhew explained that the application was approved with a letter from emergency services with regards to an easement from property one to property two.

The board voted 3-0 to reopen testimony for abutters to speak that were not able to join the last meeting because of technical difficulties.

Wendy Marrinan raised a question about the easement, and Randy Mayhew clarified that the easement should be from parcel one to whoever buys parcel two.

David McNeff, a neighbor, expressed confusion about the project and its impact on his property, leading to a discussion about the easement and the subdivision rules. David will not approve of the application until future plans are shared.

Wendy Marrinan objected to granting an easement without knowing the development plans, emphasizing the need for clarity on the future use of the easement.

Wendy Spector motioned to close testimony
Randy Mayhew seconded the motion.

VOTE: 3-0. Testimony Closed.

Wendy Spector motioned to approve the application for the subdivision on the condition that a legally binding easement is properly drafted from parcel one to parcel two.
Randy Mayhew seconded the motion.

VOTE. 3-0. Approved.

B. V-0002-25 – David Yatim

Location: 41 South Street

Parcel ID: 23.55.24

Review: Design Review Approval

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

David Yatim presents his request to construct an 8x10 shed and add a lamp post along the driveway, with a design advisory committee suggestion to attach the shed to the house.

David explained that the shed will be used for tools and machinery, and the current location is chosen for topographical reasons.

The board discussed the setback requirements, and David agreed to move the shed closer to the house if necessary to meet the setback requirements.

Randy Mayhew motioned to close testimony.

Wendy Spector seconded the motion.

VOTE. Testimony Closed. 3-0.

Wendy Spector motioned to approve the application, contingent on it being located within the setback, and requested updated site plans with the new measurements.

Randy Mayhew seconded the motion.

VOTE. 3-0. Approved.

Wendy Spector motioned to approve the application for the lamp post.

Randy Mayhew seconded the motion.

VOTE. 3-0. Approved.

C. V-0005-25 – Robert and Honore Hager

Location: 22 The Green

Parcel ID: 23.55.05

Review: Design Review Approval

Proposed Development: To construct a cupola and weathervane on existing garage.

Randy Mayhew motioned to close testimony.

Wendy Spector seconded the motion.

VOTE. Testimony Closed. 3-0.

Wendy Spector motioned to approve as presented.

Randy Mayhew seconded the motion.

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

Other Business

Adjournment

Randy Mayhew motioned to adjourn the meeting.

Wendy Spector seconded the motion.

Vote: 3-0. Meeting Adjourned.

The meeting adjourned at 8:13PM