

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 October 23rd, 2024, at 7:30pm to conduct the following business:

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

Public Present: Jim Pulver, Kim Gaines, Les Berge

Staff Present: Stephanie Appelfeller, Mike Tuller

Call to Order:

Jane Soule called the meeting to order at 7:30 PM.

Adjustments to Agenda: None.

Public Hearings:

A. V-0006-25 – Zilian, LLC

Location: 26 Central Street

Parcel ID: 20.52.28

Review: Conditional Use and Design Review

Proposed Development: To complete interior and exterior renovations related to Life Safety and Accessibility code requirements.

Jim Pulver presented the application as the architect for the project. He provided the Board with updated handouts. He mentioned the two meetings with the DAC and Conservation Commission. The project involved creating two retail spaces on the lower level and maintaining the apartment space on the second floor. Jim outlined the need to address code issues, including removing the canopy and post-modernist gable, and creating ADA-compliant access. The decks on the rear of the building will be replaced and the VDRB discussed the design recommendations from the Design Advisory Committee. The staircase leading to the back is in the 100-year floodplain and riparian buffer zone. The staircase will be rebuilt in the exact footprint and anchored to the existing concrete pad. Jim mentioned he will provide the zoning department with the base flood elevation certificate to show the building is above the base flood elevation and the updated plans.

Mary Anne Flynn motioned to close testimony.

Wendy Spector seconded the motion.

VOTE: 3-0. Testimony Closed. (Jane Soule was not present for the vote.)

Randy Mayhew motioned to approve the application as presented with the condition a base flood elevation certificate be provided once completed.

Wendy Spector seconded the motion.

VOTE. 4-0. Approved.

B. V-0007-25 – Leslie P. Berge as Trustee

Location: 61 Pleasant Street

Parcel ID: 21.53.09

Review: Design Review Approval

Proposed Development: To replace 2 small windows with one 36” x 36” window and a second window 36” x 36” on the same wall section.

Les Berge is the owner of the property and explained the proposed changes to the windows. The building is currently occupied by Angor Wat restaurant. The Design Advisory Committee approved the window design changes.

Randy Mayhew motioned to close testimony.

Wendy Spector seconded the motion.

VOTE. Testimony Closed. 4-0.

Wendy Spector motioned to approve the application as presented.

MaryAnne Flynn seconded the motion.

VOTE. 4-0. Approved.

Approval of Minutes - 8/28/24

Wendy Spector motioned to approve the minutes as presented.

MaryAnne Flynn seconded the motion.

VOTE. 4-0. Approved.

Other Business - None

The meeting adjourned at 8:24PM