

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 November 26th, 2024 at 6:30PM to conduct the following business:

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

Public present: James and Lynn Bryant, Tyler Maas, Kevin Geiger

Staff present: Mike Tuller

Administrative Tasks:

Call to Order: Wade Treadway called the meeting to order at 6:30 PM.

Adjustments to Agenda: None

Public Hearings:

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

A. T-0015-25: James Bryant

Parcel ID: 33.01.04.000

Location: 4411 Church Hill Road

Review Type: Design Review Approval

Proposal: To construct a 1,024 SF detached two-vehicle garage 24' x 36' and a half balcony.

James and Lynn Bryant were present to present on their garage application. James Bryant explains the design inspiration for the garage, influenced by Central Vermont style barns and garages. The garage design includes white vertical boards to complement the schoolhouse's architecture and is built into the hillside to blend into the site. James Bryant inquires about the setback criteria, confirming it is 60 feet from the center line of the road. James Bryant asks if concrete can be used in front of the garage. Kimberly French advises considering water runoff to avoid damaging the road, especially with increased rainfall. The board moves to close testimony for James Bryant's application, with no further comments or questions.

Alan Willard moved to close testimony.

Kimberly French seconded the motion.

VOTE: 4-0. Testimony closed.

B. T-0016-25: The Housing Foundation, Inc.

Parcel ID: 32.03.14.PRK

Location: Riverbend Way

Review Type: Conditional Use Approval

Proposal: To repair an existing streambank damaged from storm-related damages by armoring the embankment slope for approximately 210 linear feet along river in Conservation Overlay District.

Wade Treadway introduces the next application, T-0016-25, by the Housing Foundation Incorporated, for conditional use approval to repair a stream bank. Kevin Geiger and Tyler Maas present the application, explaining the need to stabilize the bank due to active erosion and potential damage to infrastructure. The project includes rock work to key the bank down and stacked toe construction to prevent future erosion. The application includes a no-rise certification, ensuring the work will not increase flood levels. Wade Treadway and other board members express confidence in the well-documented and well-engineered application. Kimberly French asks about the long-term effectiveness of the project, given the river's tendency to change course. Kevin Geiger explains the project's goal to stabilize the bank and prevent immediate flooding, with future projects considering broader flood mitigation. Eric Tyler emphasizes the importance of protecting the park's infrastructure, including drinking water and wastewater systems.

Alan Willard moved to close testimony.

Wade Treadway seconded the motion.

VOTE: 4-0. Testimony closed.

Deliberations:

The board entered closed deliberations.

A. Approval of Minutes: 8/27/24

Kimberly French motioned to approve minutes as printed.

Wade Treadway seconded the motion.

VOTE: 4-0. Approved.

Other Business: None.

Adjournment:

Wade Treadway motioned to adjourn the meeting.

Alan Willard seconded the motion. (7:04pm)
VOTE: 4-0. Approved.

DRAFT