

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 December 11th, 2024, at 7:30pm to conduct the following business:

Members Present: Randy Mayhew (Vice Chair), Wendy Spector, Mary Anne Flynn
Public Present: Michael Green
Staff Present: Stephanie Appelfeller, Mike Tuller

Call to Order:

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

Adjustments to Agenda: None.

Public Hearings:

A. V-0009-25 – Michael and Nicole Green

Location: 52 Pleasant Street

Parcel ID: 21.51.35

Review: Design Review

Proposed Development: To construct a 60 square foot garden shed.

Randy Mayhew asks Michael Green to present his application. Michael Green explains the need for a small garden shed to keep bicycles safe after an incident during leaf peeping season. The shed is described as a 6x10 foot structure to store garden tools and bicycles. Michael Green mentions the shed's cedar construction to make it less visible from Pleasant Street. Wendy Spector asks whether the door of the shed will face Pleasant Street or the house. Michael Green confirms that the door faces Pleasant Street. Mary Anne Flynn explains that the shed meets the necessary setbacks. Randy Mayhew asks if the shed is in the riparian buffer zone. Michael Green explains that it is 101 feet outside of the riparian buffer zone. Randy Mayhew asks if anyone else has questions, no one does.

Wendy Spector motioned to close testimony.

Mary Anne Flynn seconded the motion.

VOTE: 3-0. Testimony Closed.

Wendy Spector motioned to approve the application as presented.

MaryAnne Flynn seconded the motion.
VOTE. 3-0. Approved.

Approval of Minutes - 10/23/24

Mary Anne Flynn motioned to approve the minutes as presented.
Wendy Spector seconded the motion.
VOTE. 3-0. Approved.

Other Business:

The board indicated that they were available to meet at 5:30pm for future meetings. Mary Anne Flynn asks Mike Tuller about information that he sent regarding a possible future meeting. Mike Tuller explains that there is a fence on Maple Street within the riparian buffer zone and that regulations may need to be reconsidered as many houses are within the riparian buffer zone. Randy Mayhew says that this may be something the Planning Commission needs to look at, Mike Tuller agrees. Mike Tuller explains that the fence application has been referred to the VDRB because there have been concerns from neighbors regarding the height and placement of the fence.

Wendy Spector asks if building murals count as signs under current regulations. Mike Tuller and Stephanie Appelfeller explain that it would only be considered a sign if it advertises for the business. Wendy Spector asks if the mosaic in front of the Ottauquechee Health Center went through the review process. Mary Anne Flynn explains that it was reviewed and approved as an art installation. Randy Mayhew adjourns the meeting.

The meeting adjourned at 7:46 PM