

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 19th, 2024, at 4:00pm to conduct the following business:

Members Present: Randy Mayhew (Vice Chair), Wendy Spector, and Mary Anne Flynn
Public Present: Sa, DiNatale
Staff Present: Mike Tuller, and Molly Maxham

Call to Order:

Randy Mayhew called the meeting to order at 4:06 PM.

Adjustments to Agenda: None.

Public Hearings:

- A. V-0011-25 – Sam DiNatale**
Location: 34 Atwood Avenue
Parcel ID: 21.53.28
Review: After The Fact Conditional Use Review
Proposed Development: To permit an after-the-fact deck replacing a 160 sq. ft. deck with a 560' sq. ft. deck constructed on steep slopes.

Sam DiNatale explains that she built a deck on the back of her house to replace a deck which was torn down in 2019 after the foundation caved in in the Winter and the house had to be put on stilts. Sam DiNatale explains that they had to put in a new foundation in the back and that they improved drainage at the same time. Randy Mayhew asks if the provided pictures show the deck on the street side of the house. Sam DiNatale explains that the deck is on the back side of the house, and that it is larger than the deck that was torn down in 2019. Wendy Spector notes that the deck is not visible from the street, but it is subject to review as it is in the village. Sam DiNatale explains that there were conservation concerns due to the slant of the lot. Molly Maxham explains that Conservation Commission was supposed to meet the night before and hear Sam's case, but they didn't have a quorum and passed the case to the VDRB without review. Wendy Spector asks if the property is in design review, stating that she does not think it is. Sam DiNatale confirms that the property is not in design review. Randy Mayhew confirms that the permit application is just for the deck, and not any other improvements. Mary Anne Flynn asks if there are any bodies of water nearby. Sam DiNatale confirms that there are no bodies of water on or near the property. Wendy Spector notes that the deck is constructed on posts and not a slab which has a more minimal impact on the terrain.

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.

B. V-0012-25 – Ora E. Paul Post 24 American Legion

Location: 59 Central Street

Parcel ID: 21.52.02

Review: Design Review

Proposed Development: To replace the existing concrete steps accessing the building from Central Street with granite steps.

Randy Mayhew introduces the next application. Nobody is there to present the application. Mike Tuller explains that the application is to remove the current concrete steps that are in disrepair and unsafe and replace them with granite steps. Randy Mayhew asks if the application includes changes to the steps on the side door as well. Mike Tuller explains that the application is just to replace the front steps.

Wendy Spector motioned to close testimony.

Mary Anne Flynn seconded the motion.

VOTE: 3-0. Testimony Closed.

Mary Anne Flynn motioned to approve the application as presented.

Wendy Spector seconded the motion.

VOTE. 3-0. Approved.

Approval of Minutes - 12/11/24

Mary Anne Flynn motioned to approve the minutes with one change to say that Board Members were available to meet at 5:30, not that they agreed to meet at 5:30.

Wendy Spector seconded the motion.

VOTE. 3-0. Approved.

Other Business: None

The meeting adjourned at 4:33 PM

DRAFT