

PUBLIC MEETING AGENDA

VILLAGE OF WOODSTOCK, VERMONT

31 The Green
Woodstock, VT 05091
(802) 457-7515

VILLAGE DESIGN ADVISORY COMMITTEE

Wednesday, March 5, 2025, at 4:00 PM

The Meeting will be held in person and via Zoom [CLICK HERE TO JOIN](#).
The login information is at the bottom of this agenda.

I. CALL TO ORDER: 4:00 PM

II. PUBLIC HEARINGS

A. V-0020-25 – Nathan Freund

Location: 431 Woodstock Road

Parcel ID: 21.51.40.001

Proposed Development: Change of use from retail to mixed use retail bike shop and restaurant and a parking waiver.

III. OTHER BUSINESS –

IV. APPROVAL OF MINUTES – 12/18/24 and 1/15/25

V. ADJOURNMENT

This is a hybrid meeting, both in-person and on Zoom.

<https://us02web.zoom.us/j/88648851165?pwd=SzJPWHJDTINDK2ZVNXBzdVArDytodz09>

Meeting ID: 886 4885 1165

Passcode: 345452

Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: Nathan Freund dba Ranch Camp Phone: 802-236-4094 Email: nate@mtbvt.com
Address: 431 Woodstock rd City/Town: Woodstock State: VT Zip Code: 05091
Co-Applicant: _____ Phone: _____ Email: _____
Address: _____ City/Town: _____ State: _____ Zip Code: _____
Signature(s): Nathan Freund

*What is the best way to contact you? Phone or Email Phone preferred
*What address would you like your Notice of Hearing/Permit mailed to? 35 Stimets Rd, Woodstock VT 05091

Agent Authorization

(a representative speaking on behalf of the owner/applicant)

I, _____ owner of property located at 431 Woodstock rd Woodstock, Vermont, hereby designate as my agent.
Name of Agent: Nathan Freund Phone: 8022364094 Email: nate@mtbvt.com
Address: 431 Woodstock RD City/Town: Woodstock State: VT Zip Code: 05091

Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation

Signature: Nathan Freund

Parcel ID Number(s): 21.51.40.00 Address: 431 Woodstock Rd Zoning District: CLI Overlay District: VDRB

Proposal of project: Rehabilitate and renovate vacant property at 431 Woodstock Rd from retail use (non-operational bank) to a mixed use retail bike shop and restaurant. Restaurant would have 50 indoor seats and 25 outdoor seats. Bike shop would offer Service, Sales and Rentals

and parking waiver.

Planning & Zoning Office Only

Village Design Review Hearing Date: 3/5/25 Village Development Review Hearing Date: 3/26/25
Town Development Review Hearing Date: _____ South Woodstock Review Hearing Date: _____
Planning Commission Hearing Date: _____ Conservation Commission Hearing Date: _____ Administrative: /

Date Recvd: 2/20/25 Date Complete: 2/20/25 By: _____ Application #: V-0020-25
Review Fee: / Itemized Fee: \$4835 Recording Fee: \$15 Total Fee: \$4850
Paid: cash _____ check ✓ MuniPay: _____ Payment Date: 2/20/25



RANCH CAMP WOODSTOCK

431 WOODSTOCK RD. DESIGN REVIEW APPLICATION
PREPARED BY BERN LLC.

02.19.25
V.1



431 WOODSTOCK RD.

DESIGN REVIEW DECK

PREPARED BY BERN LLC.

CO-OWNERS:

NATE FREUND
EVAN CHISMARK
BRIAN BURCHELL
RYAN THIBAUT

02.19.25

STATEMENT OF INTENT:

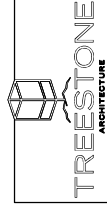
Ranch Camp is a hybrid business and includes a fresh-casual restaurant and bicycle shop under one roof. Founded in 2018, Ranch Camp has successfully operated as a hub, catering to the riding community at its Stowe, Vermont location for seven years. It is our intention to expand our operations by bringing our current operating model to a second location in the village of Woodstock.

We have identified 431 Woodstock Road as an ideal location for the future home of our business. The commercial light industrial zoning, proximity to the village, proximity to trails and gravel roads, burgeoning cycling community, expanding trail network infrastructure, and underserved market all contribute to our enthusiasm for our Woodstock location.

Our intention is to use as much of the current infrastructure at the 431 Woodstock Road site as possible. This includes the building's existing envelope, lot lighting, current roadside signage, parking arrangement and flow of traffic.

Desired modifications to the building's exterior and surroundings will include the following:

- Additional facade signage on the building's exterior
- Updated paint colors on building's siding, soffit and fascia
- Tree pruning on existing tree closest to the building
- Updated directional signage
- Installation of two additional doors to the back of the building
- Installation of two doors on the southern (drivethrough) side
- Addition of a rooftop kitchen hood fan on non-roadside roof
- Recycling and garbage dumpster with privacy fence corral
- Outdoor seating area



110 W. Crooked Hill Road
Pearl River, NY
TEL: (201) 906-9484

Treestone Architecture, PC
TEL: (201) 906-9484

CHRISTOPHER PAPALEO
VT. 003.134801
N.Y. 035207
N.J. A18062

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DRAWN BY:
CHECKED BY:

TREESTONE ENZ

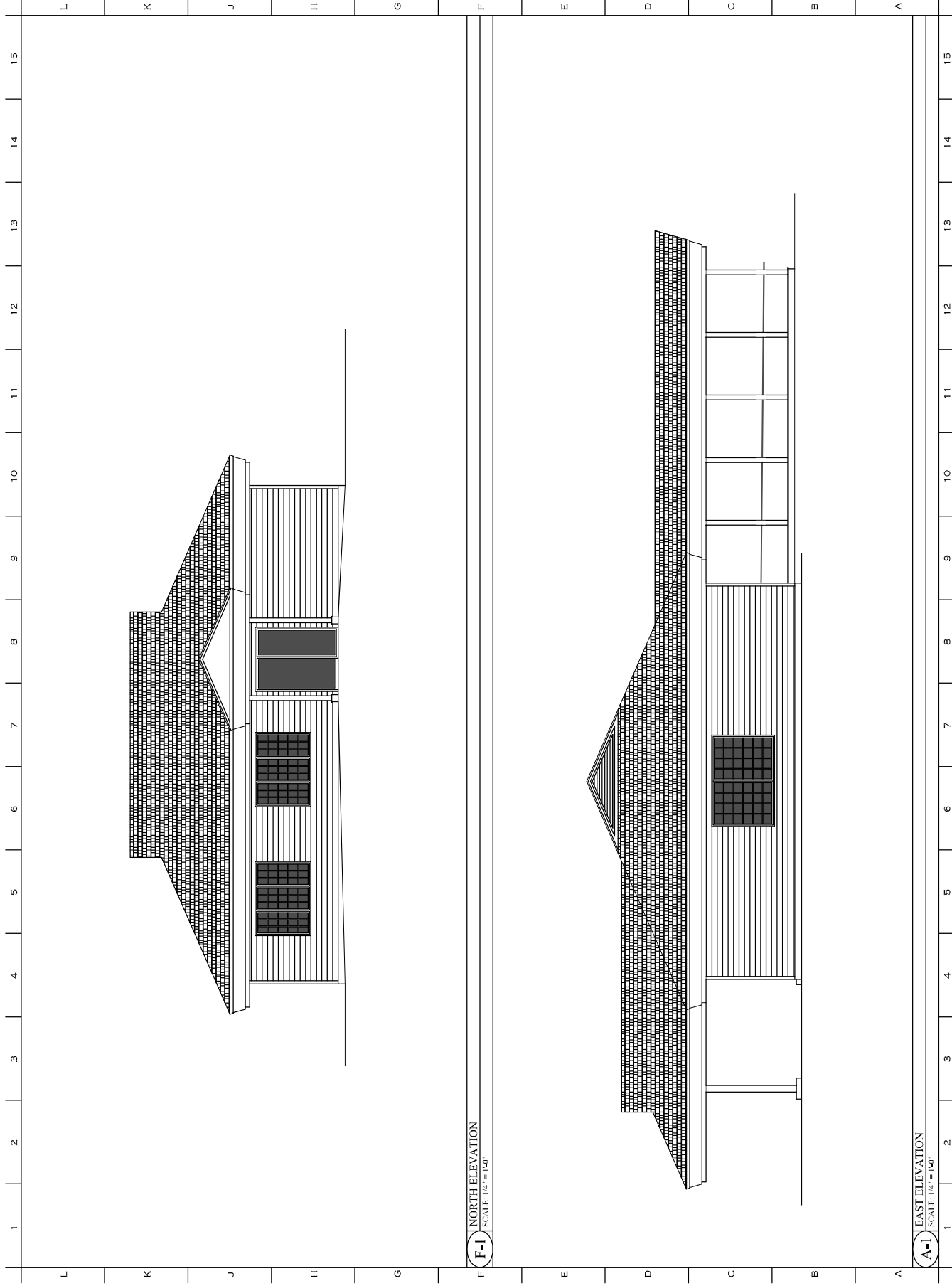
PROJECT # 2502

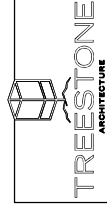
431 WOODSTOCK RD
WOODSTOCK, VT

INTERIOR RENOVATIONS

ELEVATIONS

A_I201





110 W. Crooked Hill Road
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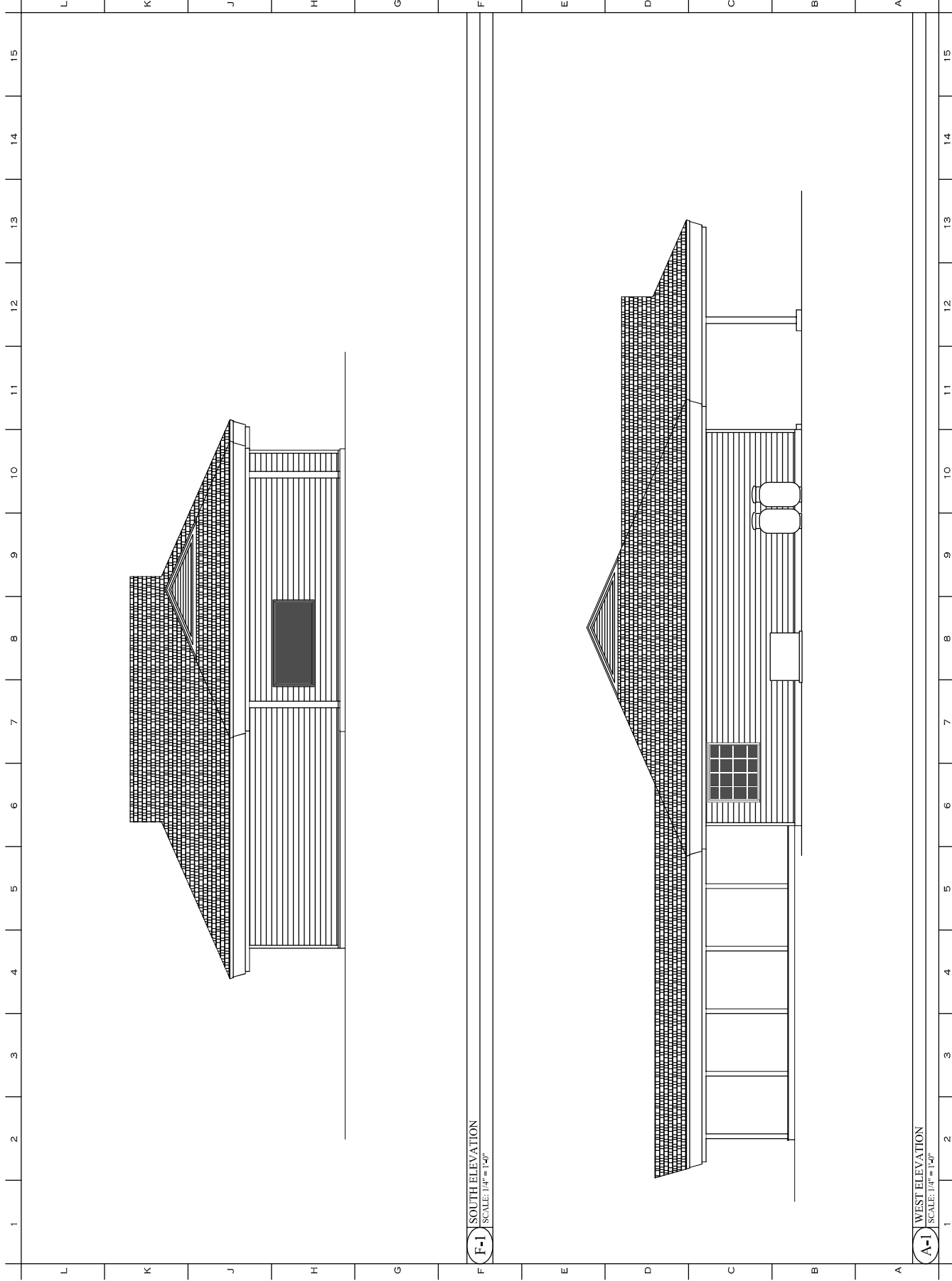
PROJECT # 2502

431 WOODSTOCK RD
WOODSTOCK, VT

INTERIOR RENOVATIONS

ELEVATIONS

A-202



CURRENT STATE



SOUTH SIDE (FACING GAS STATION)



EAST AND NORTH SIDE



EXISTING ROADSIDE SIGN



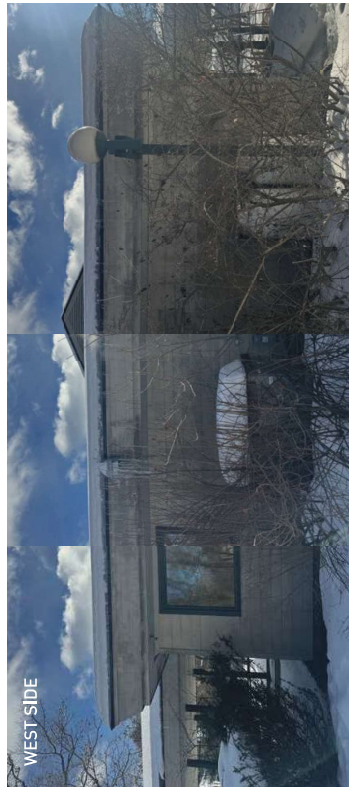
SOUTH SIDE (FACING GAS STATION)



NORTH SIDE



EXISTING ROADSIDE SIGN



WEST SIDE



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DRAWN BY:

TREESTONE

PROJECT # 2502

431 WOODSTOCK RD
WOODSTOCK, VT

INTERIOR RENOVATIONS

ELEVATIONS

A_I201



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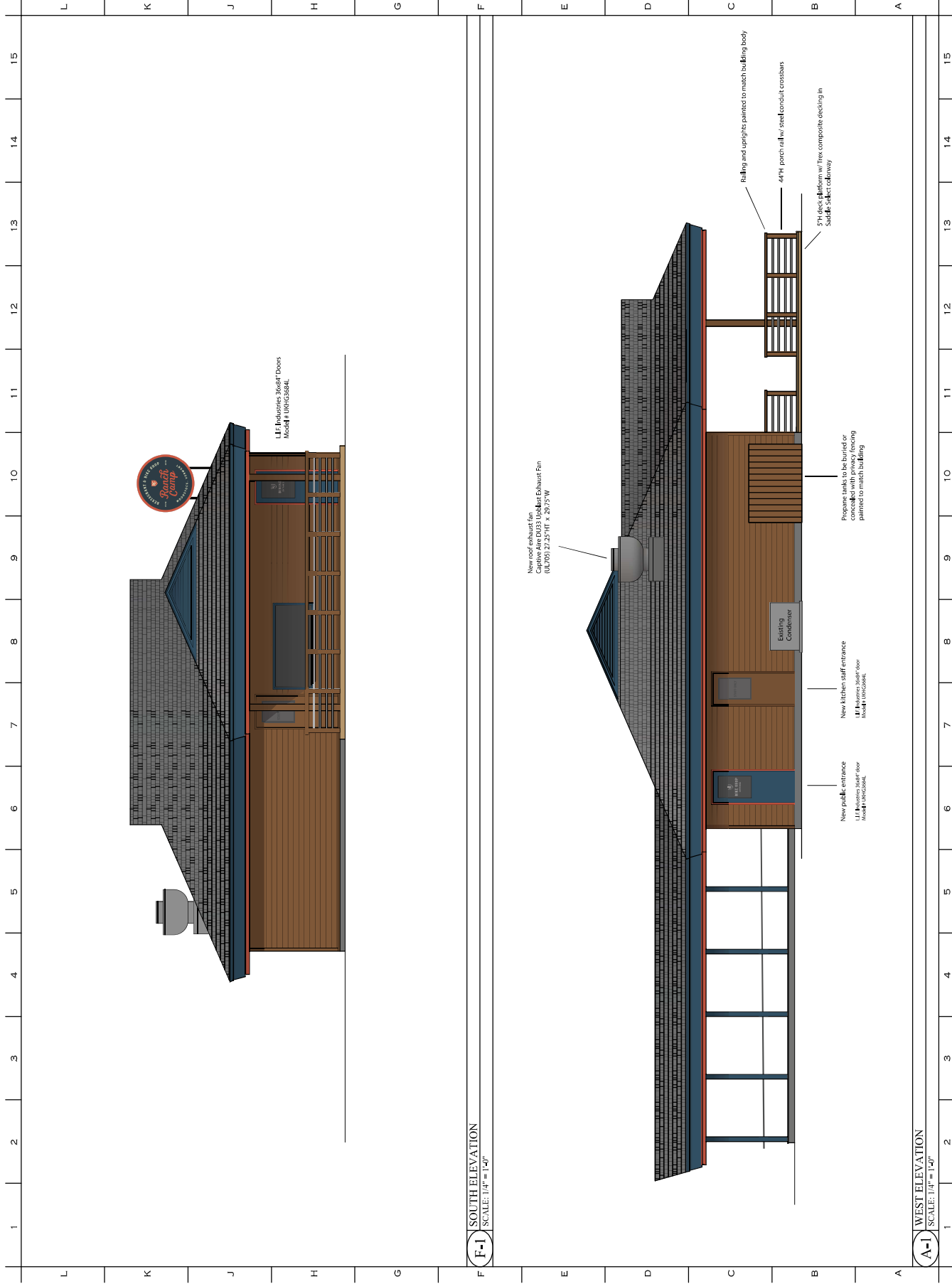
PROJECT # 2502

431 WOODSTOCK RD
WOODSTOCK, VT

INTERIOR RENOVATIONS

ELEVATIONS

A-202







SIGNAGE

50sq feet per sign max allowance

One affixed, one free standing allowed

ROADSIDE SIGNAGE

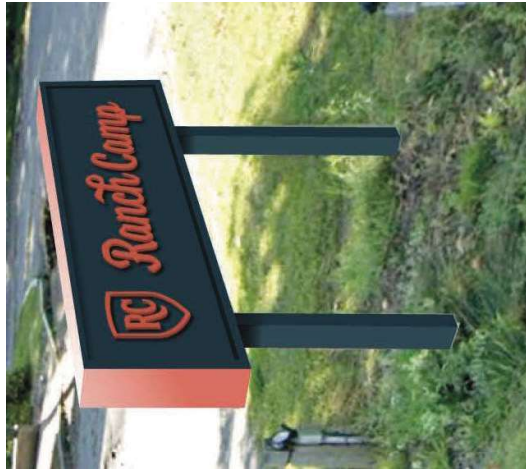
Free Standing Sign may be up to 20 sq ft

20 sq ft



10'W

2' H



FACADE SIGNAGE

Signage affixed to the building

sq ft allowance:

40' x 0.8' = 32 square feet

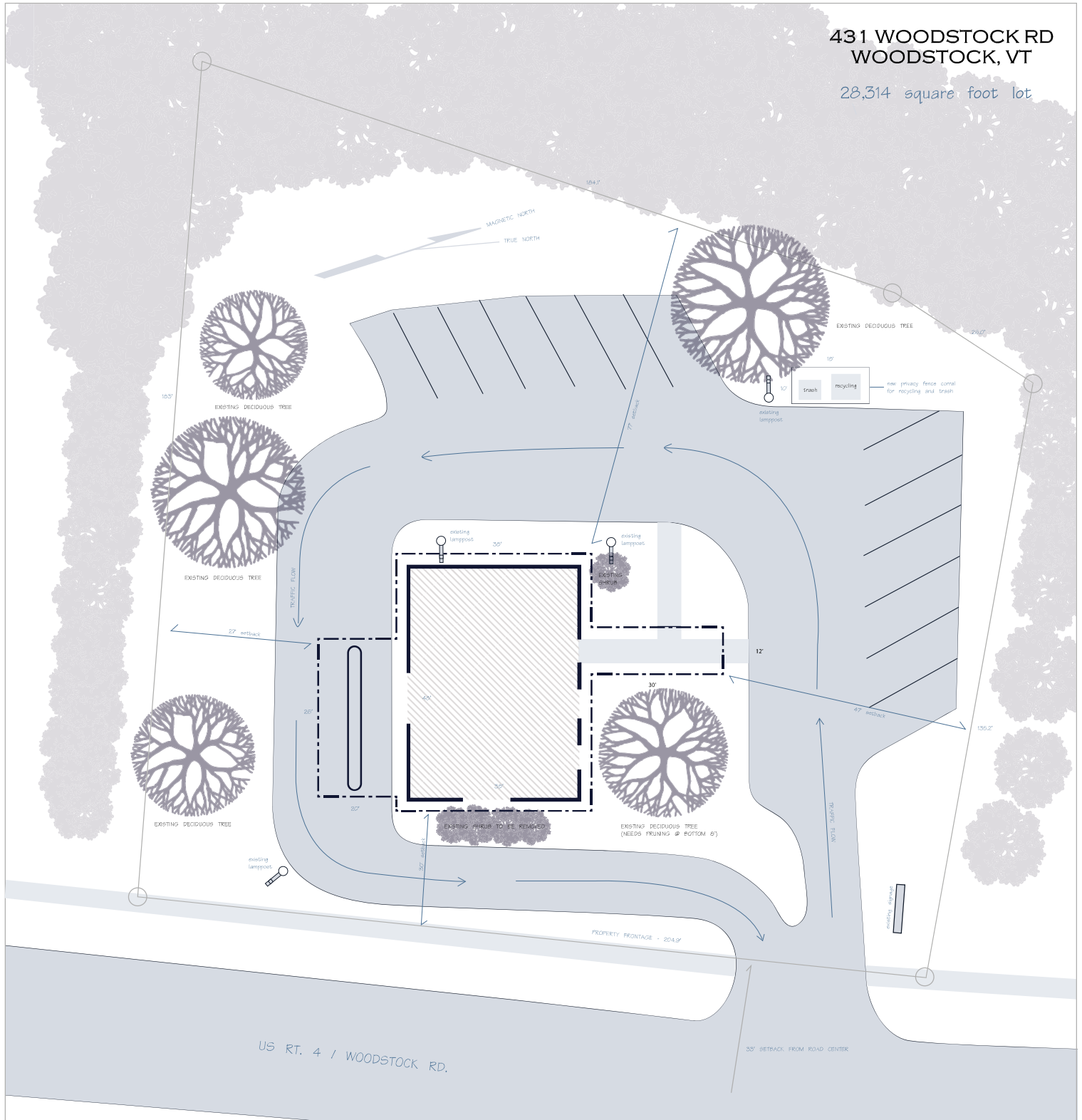
32 sq ft

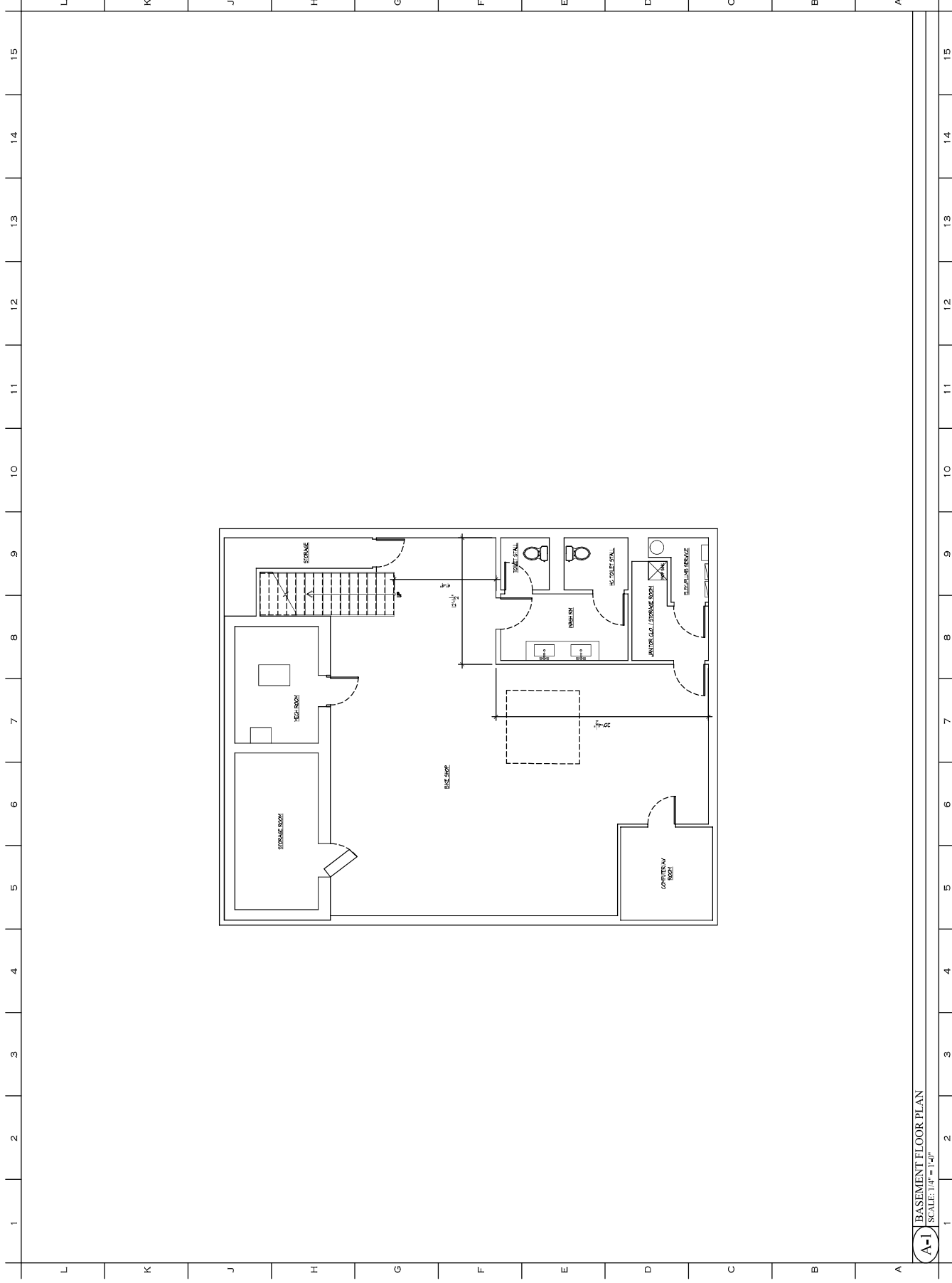


6.38 Diameter



28,314 square foot lot





A-1

Commercial Conditional Use Support Statement: 431 Woodstock Road, Ranch Camp Woodstock

1. Location, nature, and size of proposed project:

- Ranch Camp Woodstock seeks to utilize the building located at 431 Woodstock Road, immediately north of the Cumberland Farms, and adjacent to Maxham Meadow Way to the west.
- Ranch Camp Woodstock will employ the same hybrid restaurant / retail model as our current Stowe location, offering a full service bar and restaurant juxtaposed with a bicycle retail establishment, all contained within the same building. The restaurant, which will require the construction of a commercial kitchen, will be located on the main / ground floor. The bike shop, which will include sales, service, and rental / demo bikes, will be located downstairs. The upstairs / downstairs proximity of the two facets of the business will allow customers to interact with both components during a visit. RCW will offer ample on-sight bicycle parking.
- We anticipate an average of eight employees during peak times. This encompasses the kitchen, front of house, and bike shop. During non-peak times, daily staffing levels will range from 5 to 7 people.
- Ranch Camp Woodstock will be open seven days / week from 10 a.m. to 9 p.m. The bike shop will be open at 10 a.m. - 6 p.m. Sunday through Thursday, and 10 a.m. - 8 p.m. on Fridays, Saturdays, and holidays. The restaurant will be open from 11 a.m. to 9 p.m. daily.
- Scale of building: 431 Woodstock Road is a one-story building. The main or ground floor is accessible via a covered walkway and is approximately 1,824 square feet. This floor will seat 50 guests inside, and 25 guests under a covered, pre-existing exterior structure. The ground floor also has a covered outdoor area measuring 545 square feet (28'1"x19'5") that will be used for outdoor dining. This portion of the building was previously used as the covered drive-through area when 431 Woodstock Road was being utilized as a retail bank. The lower floor, located below grade, shares the same footprint and square footage (1,824 square feet) as the ground floor. This floor will house the retail space, in addition to storage, utilities, and a small office.
- The site currently has 13 parking spaces and according to the original site plan has never had any more or less.
- RCW will utilize and rehabilitate the existing on site lighting in order to ensure a safe and well lit parking lot. Currently there are 4 lamp posts in the parking lot which will utilize a light sensitive timer, triggering them at dusk and turning off at 11 p.m. These lights will remain in compliance with Article V Section 512 (Exterior Lighting) of the Woodstock Village Zoning Regulations. In addition, RCW will utilize a downlit roadside sign not to exceed the maximum allowable square footage as established in Section 519.B.1.b of the Woodstock Village Zoning Regulations and Section 527.D.3.b.i of the Woodstock Town Zoning Regulations, and which will follow the same lighting schedule as the aforementioned parking lot lights. Lastly there will be a building-mounted sign that

conforms to the same standards of the Village and Town Zoning regulations as noted above.

- We plan to adhere to the original landscape design of the building and neither add nor remove any landscape features during the first year of business. The current landscaping is in need of maintenance (i.e. pruning and trimming) and as needed we will enlist the services of a qualified arborist to perform said maintenance.
- Trash and recycling will be stored in the northwest corner of the parking lot, and housed behind a privacy fence with a gate. This location provides easy access for trash pickup service and is also discreet; it is neither visible from the road nor from below via Maxham Meadow Way.
- Waste generation will consist of trash, recycling, and compost. Each will be picked up one to two times per week (trash twice per week, recycling twice per week, compost and fry oil once per week)
- We anticipate a significant portion of traffic on site to result from foot and bicycle visitors, thereby resulting in an overall reduction in automobiles turning into and out of 431 Woodstock Road. The property is accessible via municipal sidewalk, as well as via East End Park, further encouraging pedestrian traffic. We will also provide directional / instructional signage within and throughout the parking area which shall remain in compliance with Article V Section 519.10.C of the Woodstock Village Zoning Regulations regarding instructional signs (Note: the applicants have reached out to Woodstock Police Department in regard to any potential traffic concerns. Woodstock Zoning Permit Application #V-0051-24 for the Farmer and the Bell, located .5 blocks south of 431 Woodstock Road, cites Chief of Police Joe Swanson, whose opinion was that he has no traffic concerns regarding this area.)
- There will be a kitchen exhaust hood fan installed on the western side of the roof, i.e. the side facing away from Woodstock Road / Route 4. Modern hood fans are nearly silent and will not pose any kind of noise pollution concerns. This exhaust fan will not be visible from the road, and with current landscaping will not be visible from neighboring properties either. Nor will the work being done on bikes create any additional noise or pollution.

2. Road capacity and traffic generation

- Given the proximity of 431 Woodstock Road to both downtown Woodstock, East End Park, and a point of entry for the Woodstock Area Mountain Bike Association's (WAMBA's) Mt. Peg trail network, we anticipate a substantial portion of our traffic will come from pedestrians, cyclists, and customers who have utilized off-site parking.
- The circular and directional layout of the parking lot at 431 Woodstock road provides a single entry / exit point and an intuitive traffic pattern customers can follow (even in times of increased traffic). As such we do not anticipate the current infrastructure posing any safety concerns.
- Via our website, social media channels and on-site signage, we will also provide directions for off-site parking in times of high traffic.

- And lastly, part of our ongoing messaging will help educate customers on the ease of access via foot or bicycle. Again, citing our Stowe location as an analogous case, during times of high traffic we offer ample bike parking using racks that are both modular and in line with the aesthetic character of the building, which helps to mitigate vehicular traffic congestion and parking woes while providing safe spaces for customers to park their bikes while patronizing the bike shop or restaurant. See image below.



We anticipate approximately 35 vehicles entering / exiting per day during lower occupancy times, and during peak tourist season and times of higher occupancy, we anticipate approximately 60 vehicles per day.

3. Character of the area

- The building at 431 Woodstock Road is immediately bordered to the south by a Cumberland Farms gas station (separated by a cedar hedge row), bordered to the west by East End Park (separated by an embankment grown over with natural flora), and to the north by a grass lot which abuts and is part of the Sunset Farms Condominiums (and Ottauquechee Yacht Club). While the building at 431 Woodstock Road will require both interior and exterior renovations to return it to a more inviting aesthetic as well as to meet the needs of our business, those renovations will be neither structural, nor alter the existing footprint of the current structure, and will align with the Criteria for Approval outlined in Article IV Section 405.F (Design Review District: Criteria for Approval) in the Village of Woodstock Zoning Regulations.
- The existing building at 431 Woodstock Road was constructed in 1978 and the attached renderings will show that our proposed upgrades are in line with the surrounding structures, including the Sunset Farm Condominiums (Ottauquechee Yacht Club), Maplefields (located two parcels to the south), and the currently-under-construction Farmer and the Bell (as of February 1, 2025).
- Given the proximity to East End Park, our planned aesthetic is one that will not clash with the wooded feel of the area, nor with the surrounding structures, but rather complement the surrounding buildings and open spaces.

4. Capacity of existing or planned community facilities

- Ranch Camp Woodstock will utilize town water and sewer. Per a letter dated February 18, 2025 from Jireh Billings at the Woodstock Aqueduct Company, the pressure and capacity of the current water infrastructure meet the proposed needs of the business. We also have confirmation from Tim from the sewer dept that there is ample capacity to handle our proposed waste water needs with the current infrastructure. There will be a commercial kitchen, a bar and two bathrooms in the building.
- See also attached letter from Enman Kesselring Consulting Engineers dated February 12, 2025 with estimated water usage and verification of sufficient supply / capacity.

5. Energy efficiency and natural resource conservation

- New construction: Due to a burst sprinkler head (date unknown), the interior of the structure at 431 Woodstock Road has been all but stripped clean of anything other than structural elements and some remnants of HVAC and electrical infrastructure. The “blank canvas” aspect of this building provides us with the opportunity to use modern building techniques to ensure the building is well insulated using the highest r-value products possible, that it utilizes energy efficient appliances in both the kitchen as well as for HVAC (primarily by supplementing heating needs with energy efficient heat pumps in lieu of exclusive use of the existing forced hot air heat), and that the renovations are energy and resource efficient. The kitchen hood exhaust fan will utilize a

temperature-driven variable speed drive which reduces electric demand during times of lower business volumes.

- Reuse: The slightly unorthodox nature of the building presents additional opportunities to repurpose and utilize existing infrastructure, namely by repurposing the drive-through overhang to an outdoor covered dining area.
- Landscaping: Save for some maintenance / upkeep, we will not deviate from the original landscape plan for this parcel when it was a retail bank and will utilize the mature flora to supplement the outdoor dining area and provide shaded cover for customers.
- Traffic mitigation: As noted above, we will, in perpetuity, encourage patrons to visit Ranch Camp Woodstock via foot or bicycle and will always provide ample bike parking during all four seasons.
- Local vendor support: Ranch Camp's Stowe location has gained a reputation for sourcing ingredients from local vendors and has an extensive network of local farmers, growers, and proprietors that help make our menu unique. We will leverage these existing relationships and pursue new relationships more local to the Woodstock location to ensure our menu is as Vermont-centric and locally sourced as possible.

6. Existing bylaws

- The parcel at 431 Woodstock Road is zoned Commercial / Light Industrial, the stated purpose of which is to provide for concentrated mixed-use development. The building, constructed in 1978, conforms to Article III, Section 309.E of the Woodstock Village Zoning regulations. Namely:
 - Minimum Lot Area: 5,445 S.F. 431 Woodstock Road lot size: 28,314 square feet
 - Minimum Lot Frontage: 50 feet. 431 Woodstock Road lot frontage: linear feet 204.9'
 - Front Setback Minimum: 30 feet from street centerline. 431 Woodstock Road front setback: 33.6'
 - Rear Setback Minimum: None. 431 Woodstock Road rear setback: 77'
 - Side Setback Minimum: 10 feet. 431 Woodstock Road side setback: 47' (north side of building, 27' (south side of building)
- 431 Woodstock Road is located in the Design Review District



Nathan Freund

DBA: Ranch Camp

431 Woodstock Rd

Woodstock, VT 05091

2/18/25

Dear Nathan,

RE: your request for 2,170 gpd for the building located at 431 Woodstock Road.

This project will change the use from a Bank to a 75-seat restaurant and bicycle shop. We are pleased to acknowledge that we have the pressure and capacity to meet your demand at that location. The report by Enman Kesselring Engineers is attached to this approval letter.

We anticipate no problems in meeting this demand, nor will it result in any adverse effects on our system pressure, fire flows, or storage.

This capacity change is valid for one year from today's date and may be renewable.

Sincerely,

Jireh Billings

Water & Wastewater System Basis of Design

Project proposes change in use from a bank to a 75 seat restaurant and bicycle shop.

AVERAGE DAY DEMAND

Existing Permitted Flow

Permit 3W0298	Quantity	GPCD	Flow
Staff	6	15	90 gpd
		Total	90 gpd

assumed, we have not been able to review the permit yet.

Proposed Conditions

	Quantity	GPCD	Flow
Bike Shop Staff	3	15	45 gpd
Bike washing in summer	20	5	100 gpd
Restaurant Seats (as licensed by HD)	75	27	2,025 gpd
	Total Proposed Flow		2,170 gpd

Design flow based on Table 8-3 of the State Wastewater System and Potable Water Supply Rule, dated November 6, 2023

WATER PRESSURE ASSESSMENT

Preliminary - Instantaneous Peak Demand - Proposed Condition

Fixture type	Control	IPC Fixture Count	No. of Fixtures	Total F.U.
Lavatory Sink	Faucet	2.0	4	8
Water Closet	Flush tank	2.2	4	8.8
Kitchen Sink	Faucet	4.0	2	8
Dishwasher	Automatic	1.4	1	1.4
Dishwasher	Automatic	1.4	1	1.4
Ice Machine	Automatic	0.3	1	0.25
Service Sinks	Faucet	3.0	1	3
Hose Bib	Faucet	3.0	1	3
			Total FU Count:	33.85
			Projected IPD*:	24.5 gpm

Velocity in 1.5" CU @ 24 gpm = 4.65 ft/sec (less than 8 ft/sec for CU pipe so velocity is acceptable)

Additional Zoning Application Information for Ranch Camp Woodstock

Ranch Camp Woodstock's (hereinafter RCW's) application for a restaurant and retail space requests a seven (7) day per week operating schedule, from 10a.m. to 9 p.m. The retail component will open be open daily from 10 a.m. to 6 p.m., and during peak season will remain open until 8 p.m. The restaurant will be open daily from 11 a.m. to 9 p.m.

RCW's space is unique in that it will house both a full service restaurant with a commercial kitchen on the main / ground level floor, and the space below will serve as a retail space with bicycle sales, service, and rentals.

The restaurant will feature traditional sit-down table service, with interior seating for approximately 50 patrons, and exterior seating for 25 people on the covered patio. We anticipate daily staffing levels of approximately 8 people between the restaurant and bike shop.

The parking lot has 13 spaces. Per Article V, Section 517.D of the Woodstock Village Zoning Regulations, one space is required for every three (3) restaurant seats, as well as one space per employee. This standard would restrict our seating to a fraction of the overall capacity at 431 Woodstock Road. We are requesting the VDRB to consider waiving the additional spaces required. As proposed our current seating / parking structure is as follows:

- 75 seats / 3 = 25 customer parking spaces required
- 8 employees = 8 staff parking spaces required
- Total of 33 spaces required for staff and customers
- Minus the 13 spaces already designated on site.
- Net shortage of 20 parking spaces per current Village Zoning Regulations

The ample public parking available in the adjoining East End Park and Park & Ride would provide adequate supplemental parking on their own. However, based on our current operations at Ranch Camp's Stowe location, we've found that a significant portion of our patrons will choose to ride their bikes and utilize our on-site bicycle parking. As we've done in Stowe, we will encourage our patrons to ride their bikes or walk in order to take advantage of Woodstock's robust pedestrian and trail infrastructure. All staff will be required to utilize the public parking available within a short walking distance of 431 Woodstock Road.

Ranch Camp looks forward to being part of the Woodstock community and we thank you in advance for your assistance.

Kindest regards,

Brian Burchell
Evan Chismark
Ryan Thibault
Nate Freund

Request for Variance Support Statement: Parking Variance at 431 Woodstock Road

1. A unique topographical or other physical condition that is peculiar to the property (including but not limited to irregularity, narrowness, or shallowness of lot size or shape) has created an unnecessary hardship.

431 Woodstock Road, previously a retail banking establishment, is a one story building consisting of approximately 3,648 square feet of indoor space planned for restaurant and retail usage, as well as 545 square feet of outdoor covered patio space. The parking lot which surrounds the existing structure currently consists of 13 spaces. These spaces greatly underserve the potential of the property and as such, create an "unnecessary hardship" warranting this request for a parking variance.

Ranch Camp Woodstock's VDRB application requests 50 indoor seats and 25 outdoor seats for the restaurant. This number of seats would require 25 parking spaces per Article V Section 517.D of the Village of Woodstock Zoning Regulations, in addition to 8 additional spaces needed for employees (during maximum volume). As such, our proposed changes would require an additional 20 parking spaces on site on top of the existing 13 spaces (i.e. 33 required spaces based on proposed seating and employees, minus the 13 existing spaces for a total shortage of 20 spaces).

The lack of on-site parking stands in stark contrast to the building's capacity to serve the community via the proposed hybrid retail / restaurant establishment. If Ranch Camp Woodstock were to be limited to 13 total parking spaces it would pose an insurmountable constraint in terms of our capacity to conduct business on a daily basis. So while the on-site parking is not commensurate with the parcel's capacity for business, when supplemented by the ample and underutilized public parking in the adjoining parcels, the prospects of much higher customer visits becomes apparent.

2. Because of this physical condition, (a) there is no possibility that the property can be developed in strict conformity with applicable zoning regulations and (b) a variance is necessary to enable reasonable use of the property.

Our proposed renovations will neither expand nor shrink the footprint of the existing structure and as such will not present any opportunity for expanded / increased parking at 431 Woodstock Road. Nor would the size of the parcel permit any kind of expansion, at least at this time. Thus a variance is necessary to enable reasonable use of the property.

3. The hardship has not been created by the applicant.

The building at 431 Woodstock Road was erected in 1978 and as noted above, the site plan has always indicated 13 parking spaces. The applicants have a signed purchase and sale

agreement dated February 7, 2025 and any work done at the parcel prior to this date occurred without the knowledge of or input from the applicants.

4. If granted, the variance will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

If granted, this variance will enable Ranch Camp Woodstock's patrons and employees to take advantage of the designated public parking areas that make Woodstock such a pedestrian friendly town. The closest of which, East End Park, is located less than ¼ mile from 431 Woodstock road. (see attached map)

At Ranch Camp's Stowe location, where parking limitations pose constant challenges, we work closely with the surrounding hotels, as well as the local destination marketing organization to encourage visitors to take advantage of Stowe's pedestrian infrastructure. By using the multi-use non-motorized sidewalks and recreation trails (both paved and natural surface), visitors are able to walk or ride their bikes to our Stowe campus. This has the multi-faceted benefit of not only reducing vehicular traffic but also helping visitors to take greater advantage of some of the town's offerings they might otherwise not have seen.

Similarly, it is our belief that the same model applied to Woodstock would not only present the necessary solution to our parking shortage, but would have the ancillary benefits of helping expose more tourists and visitors to the often overlooked East End Park and its proximity to downtown Woodstock, the Ottuaquechee River, as well as reduce some of the vehicular traffic in the East End of Woodstock Village.

As such, we anticipate that a majority of the customers at Ranch Camp Woodstock will visit either via foot or bicycle.

If granted, the variance will neither alter the essential character of the neighborhood nor be detrimental to the public welfare.

5. If granted, the variance will represent the minimum variance that will afford relief and will represent the least modification possible of the Zoning Regulations and Master Plan.

Correct. If granted the variance will represent the minimum variance that will afford relief and match the capacity requirements of municipal infrastructure (Water, Sewer, etc). The plan proposed herein will not only enable Ranch Camp Woodstock the necessary parking but will also provide increased opportunities for the use of Woodstock's underutilized nearby public parking.

Further it is our belief that this request for variance also aligns with the Woodstock Town Plan's Action Program, namely Goal 6, Objective 6.1: "Allow for the orderly development of the East End Commercial Districts. Objective 6.1. Improve the vehicular and pedestrian interface while maximizing the potential for growth and development." Based on the success of Ranch Camp Stowe, we are confident that the same business model would fill a need within Woodstock's burgeoning cycling community, as well as provide another dining option in the Village with a consistent 7 day / week schedule and an affordable menu. These in addition to the increased outdoor dining in a location that is walkable from downtown Woodstock.



PUBLIC MEETING MINUTES
VILLAGE OF WOODSTOCK, VERMONT
31 The Green
Woodstock, VT 05091
(802) 457-7515

VILLAGE DESIGN ADVISORY COMMITTEE
Wednesday, December 18th, 2024, at 4:00 PM

Members Present: Ellen Soroka, Jack Rossi, Larry Zeitlin

Staff Present: Mike Tuller and Molly Maxham

Public Present: Suzi Curtis

Called to Order:

The meeting was called to order at 4:03 PM.

PUBLIC HEARINGS

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

Location: 59 Central Street

Parcel ID: 21.52.02

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

Nobody is present to represent the American Legion. Jack Rossi says that the steps changing from concrete to granite seems like an obvious upgrade.

Jack Rossi motioned to approve the American Legion application as presented.

Seconded by Ellen Soroka.

Vote. 3-0. Approved

B. V-0013-25 – Suzi Curtis

Location: 9 Central Street

Parcel ID: 23.56.03.002

Proposed Development: To add back door access, update interior with paint, removing carpet, installing hardwood flooring, update electrical/AC

Suzi Curtis presents her application, explaining the work that needs to be done. Ellen asks to see a picture of the door that needs to be installed. Molly Maxham holds the images of the proposed door in front of the camera as a digital copy is not available. Ellen Soroka asks about the color of the door, noting that the Village Design Advisory Committee cannot make decisions based on color. Suzi Curtis clarifies that she picked a white door to match the white trim on the windows and the other door that she installed in the current Woody's Mercantile building that is visible from the same area. Jack Rossi agrees with Ellen Soroka's comment about not being able to comment on color, and notes that the door is only visible from the back of the building. Ellen Soroka asks if Suzi Curtis plans to clean or paint the brick in the back. Suzi Curtis says that she

plans to leave it as natural brick. Suzi explains that she would have liked a wooden door, but because of water coming off the roof in the back she was concerned about damage to a wooden door from the moisture. Molly Maxham holds up the photo showing the water outside of the door. Ellen Soroka asks about water containment possibilities. Suzi Curtis explains that the condo association in which the building is located is trying to get a new roof with gutters in the future to prevent water damage. Larry Zeitlin agrees that paint would look nice on the exterior, noting that it is outside of the Village Design Advisory Committee's purview.

Ellen Soroka motioned to pass the application as presented.
Seconded by Larry Zeitlin.

Vote. 3-0. Approved

APPROVAL OF MINUTES – 10/23/24

Jack Rossi motioned to approve the minutes as written.

Ellen Soroka seconded.

Vote. 3-0. Approved

Other Business: None

Adjournment:

Meeting adjourned at 4:13 pm.

PUBLIC MEETING MINUTES
VILLAGE OF WOODSTOCK, VERMONT
31 The Green
Woodstock, VT 05091
(802) 457-7515

VILLAGE DESIGN ADVISORY COMMITTEE
Wednesday, January 15, 2025, at 4:00 PM

Members Present: Ellen Phillips Soroka, Beverly Humpstone, and Larry Zeitlin

Staff Present: Mike Tuller, Molly Maxham, and Emily Collins

Public Present: Karen DePrizio

Called to Order:

The meeting was called to order at 4:21 PM.

PUBLIC HEARINGS

A. V-0014-25 – Sunset Farms Condo Association

Location: 21710 Maxham Meadows Way, Woodstock, VT 05091

Parcel ID: 21.51.15

Proposed Development: To permit a 70 square foot sign showing all the businesses in the building.

Larry Zeitlin and Ellen Phillips Soroka acknowledged that the board will need to look for a replacement for Phillip Neuberg. No individuals were identified as prospects.

Karen DePrizio presented a proposal to build a new sign at the Sunset Farms Condo Association to display the names of each tenant in the building. The condo association is applying for a zoning variance to build a larger sign as the town currently only permits signs up to 50 square feet. The application was incomplete and did not provide the board with an accurate depiction of the proposed sign. The board agreed that this sign would be too large and should not list each tenant. The board is willing to review the proposal again later.

No vote. The onus is on the applicant to seek another opportunity for review.

Other Business: None

Adjournment:

Meeting adjourned at 4:41 pm.