

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 January 28th, 2025 at 6:30PM to conduct the following business:

Members present: Wade Treadway (Chair), Kimberly French, Fred Hunt, & Ernie Fernandez.

Public present: Suzanne Hebj-Wilson, Christopher Wilson, Kevin O'Neill, Betsie O'Neill, and Nori Pepe.

Staff present: Mike Tuller, Molly Maxham, and Emily Collins.

Administrative Tasks:

Call to Order: Wade Treadway called the meeting to order at 6:31 PM.

Adjustments to Agenda: None

Public Hearings:

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

A. T-0031-25: Suzanne Hebj-Wilson

Parcel ID: 08.04.24.001

Location: 111 Holt Way

Review Type: Conditional Use Approval

Proposal: To use property for short-term rental.

Wade Treadway introduces the first application which is for a short-term rental. Suzanne Hebj-Wilson and Christopher Wilson are present to share their application. Suzanne Hebj-Wilson explains the duplex was purchased as a primary residence with space for extended family visits. The second unit has not been used as frequently as planned, so Suzanne Hebj-Wilson hopes to rent it out a few times per year to offset property taxes. Wade Treadway points out that they listed a maximum occupancy of 8 people when the rules limit them to six. Suzanne Hebj-Wilson explains that the fire marshal told them they were approved for up to 8 people, however she is happy to modify the rules to say that the maximum was 6. Wade Treadway proceeds to go through the conditional use approval requirements. Suzanne Hebj-Wilson and Christopher Wilson confirm that there will be no impact on traffic, community facilities, or the character of the area. Kimberly French praises Suzanne's thorough package and expresses appreciation for the detailed submission.

Fred Hunt moved to close testimony.

Seconded by Kimberly French.

Vote: 4-0. Testimony closed.

A. T-0035-25: Betsie and Kevin O'Neill

Parcel ID: 22.51.15

Location: 249 Sawyer Road

Review Type: Conditional Use Approval

Proposal: To use property for short-term rental.

Wade Treadway introduces the second application which is also for short-term rental. Kevin O'Neill is there to present. Betsie O'Neill is also there on Zoom. Kevin O'Neill explains that the property includes a three-bedroom house and an auxiliary dwelling unit, both inspected and approved by the fire marshal. Wade Treadway goes through the conditional use approval questions. Kevin O'Neill mentions the addition of energy-efficient appliances and the possibility of installing solar panels. Kevin describes his high-end short-term rental business in Killington and the types of clients he expects in Woodstock. Kimberly French asks about the environmental measures taken, such as energy-efficient appliances and recycling. Kevin O'Neill explains that his appliances are all new and high-end, stating that they should be efficient considering their quality. Kim French praises Kevin O'Neill for providing detailed documentation and photographs, making the board's job easier.

The O'Neill's neighbor Nori Pepe introduces herself and asks to comment on the application. Nori Pepe expresses concerns about the safety and well-being of her family due to the potential influx of strangers. Kevin O'Neill reassures Nori Pepe that he will strictly enforce noise and behavioral rules and will be available for any issues. Ernie Fernandez asks Kevin O'Neill to provide projections for occupancy. Kevin and Betsie O'Neill explain that they hope to cover their property taxes by renting out their home. The board clarifies that they are looking for occupancy projections, not revenue projections. Kevin and Betsie O'Neill explain that they do not have projections as they have not rented out a property in Woodstock before. Wade Treadway calls for a motion to close testimony, which is seconded and approved by the board. Kevin inquires about the procedural steps after the meeting, including the appeal period and notification process. Molly Maxham and Emily Collins explain the appeal process and the timeline for receiving the board's decision.

Wade Treadway motioned to close testimony.

Fred Hunt seconded.

Vote: 4-0. Testimony closed.

Deliberations:

The board entered closed deliberations.

A. Approval of Minutes: 12/18/24

Wade Treadway motioned to approve minutes as printed.

Fred Hunt seconded the motion.

VOTE: 4-0. Approved.

Other Business: None.

Adjournment:

Wade Treadway motioned to adjourn the meeting.

Fred Hunt seconded the motion. (7:42pm)

VOTE: 4-0. Approved.

DRAFT