

**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 February 25th, 2025 at 6:30PM to conduct the following business:

**Members present:** Wade Treadway (Chair), Alan Willard, & Ernie Fernandez.

**Public present:** Brad Ruderman, Dave MacKay, Patricia Eames, Rhonda Bruce, John Hurley, Nick O'Brien, Samantha Greenfield, Todd Greenfield, Kim Zwetchkenbaum, John Zwetchkenbaum.

**Staff present:** Mike Tuller, & Molly Maxham.

**Administrative Tasks:**

Call to Order: Wade Treadway called the meeting to order at 6:36 PM.

Adjustments to Agenda: None

**Public Hearings:**

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

**A. T-0036-25: Ansel Newton Dickey**

Parcel ID: 03.02.23.001

Location: 876 Barberry Road

Review Type: Conditional Use Approval

Proposal: Proposed installation of 4,000 +/- linear feet of buried cable-in-conduit and the installation of three utility vaults.

Wade Treadway introduces the first application which is for a buried power line on Barberry Road. Brad Ruderman is there to present on behalf of the applicant. Brad Ruderman explains that the applicant originally planned to use solar power but decided that a buried line made more sense for the lot. Brad Ruderman states that the line will be approximately 4,000 feet long, and that per Green Mountain Power regulations it must be 10 feet from the driveway, which places part of it in the buffer zone. Brad Ruderman explains that the line would pass through the buffer zone for a man-made pond with wetland characteristics, and that they are in the process of getting a State Wetlands Permit. Wade Treadway asks if the Conservation Commission approved the project. Molly Maxham states that the project

was unanimously approved by the Conservation Commission. Wade Treadway goes through the conditional use questions.

Alan Willard motioned to close testimony.

Wade Treadway seconded.

**Vote: 3-0. Testimony closed.**

**B. T-0037-25: Jackson Woodstock LLC**

Parcel ID: 31.01.30

Location: 43 Senior Lane

Review Type: Conditional Use Approval

Proposal: Request permission to add 3 guest rooms and one staff housing unit within the existing building envelope of the inn property.

Dave MacKay is present to share his project. Dave MacKay explains that he would like to add three new guest rooms and one staff housing unit inside the existing Inn building. Wade Treadway asks about the current number of guest rooms and whether this project would entail changes to the exterior. Dave MacKay confirms that all changes are on the interior of the building and explains that the total number of guest rooms would increase to 18. Alan Willard asks about fire safety compliance in the new rooms. Dave MacKay states that the new guest rooms will be up to code, but they still need to get approval for the staff housing unit in the basement.

Wade Treadway asks if they plan to add new parking spaces. Dave MacKay explains that he hopes to add 10 more parking spaces after buying land from his neighbor John Hurley, which he hopes to do within a year. The exterior changes such as parking are not included in this application and would have to be considered separately. Wade Treadway runs through the conditional use questions. Neighbors Rhonda Bruce and Debra Rice voice concerns about privacy with new parking face their properties, and request screening. Dave MacKay explains that he would add a buffer of evergreens between the new parking and the neighboring properties. Patricia Eames asks if setback requirements apply to parking. Mike Tuller states that they only apply to buildings. The board continues discussion of screening. It is clarified that the applicant must come back with a separate application for parking, as the current application only includes interior changes.

Alan Willard motioned to close testimony.

Wade Treadway seconded.

**Vote: 3-0. Testimony closed.**

**C. T-0039-25: Ed Solomon**

Parcel ID: 04.03.17.000

Location: 16 Pomfret Road

Review Type: Conditional Use Approval/ Waiver to Setback

Proposal: To Permit a 24' x 26' garage, 13ft from the property line.

Nick O'Brien is present to speak on behalf of the applicant for his garage project. Nick O'Brien explains that the applicant currently has a garage which is on the property line with the neighbor, and that he wishes to demolish this garage and build a new one. The applicant has decreased the requested size of the garage from 24' x 26' to 15' x 24'. Nick O'Brien explains that the new garage would be further from the property line than the current one and would still encroach into the setback by 2'. Wade Treadway runs through the conditional use questions. Alan Willard asks what kind of hardship would be created by moving the garage 2' further over. Nick O'Brien explains that the existing stone wall would be damaged by the construction and would need to be rebuilt.

Alan Willard motioned to close testimony.

Wade Treadway seconded.

**Vote: 3-0. Testimony closed.**

**D. T-0040-25: Samantha Greenfield**

Parcel ID: 33.02.16.000

Location: 5036 South Road

Review Type: Conditional Use Approval

Proposal: To use property for short-term rental.

Wade Treadway introduces the next application for a Short-Term Rental. Samantha and Todd Greenfield are present to speak on their application. Wade Treadway asks about the third-floor bedrooms and the relevant fire safety approvals. Molly Maxham explains that the Division of Fire Safety still needs to issue a Certificate of Occupancy, and that they have requested either the removal of beds, or the removal of guest access to the third floor. It is clarified that they must obtain a CO from the Division of Fire Safety before a Short-Term Rental permit could be made effective. Wade Treadway runs through the conditional use questions.

Alan Willard motioned to close testimony.

Wade Treadway seconded.

**Vote: 3-0. Testimony closed.**

**E. T-0042-25: John & Kim Zwetchkenbaum**

Parcel ID: 32.01.07.000  
Location: 506 Westerdale Road  
Review Type: Conditional Use Approval  
Proposal: To use property for short-term rental.

Wade Treadway introduces the last application which is for a Short-Term Rental. Kim and John Zwetchkenbaum are present to speak on their application. Wade Treadway runs through the conditional use questions. Kim Zwetchkenbaum explains that the neighbors are supportive of their project, as the previous owner ran a Short-Term Rental and there were no issues.

Alan Willard motioned to close testimony.  
Wade Treadway seconded.  
**Vote: 3-0. Testimony closed.**

**Deliberations:**

The board entered closed deliberations.

**A. Approval of Minutes: 1/28/25**

Wade Treadway motioned to approve minutes as printed.  
Ernie Fernandez seconded the motion.  
**VOTE: 3-0. Approved.**

**Other Business:** None.

**Adjournment:**

Wade Treadway motioned to adjourn the meeting.  
Alan Willard seconded the motion. (7:54pm)  
**VOTE: 3-0. Approved.**