

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 March 26th, 2025 at 5:30pm to conduct the following business:

Members Present: Randy Mayhew, Wendy Spector, Keri Cole, and Jane Soule
Public Present: Andrew Heining, Christine Heining, Lisa Lawlor, Polly Mahoney, David Steele, Joan Steele, Nathan Freund, Ryan Thibault, and Evan Chismark
Staff Present: Stephanie Appelfeller and Emily Collins

Call to Order:

Wendy Spector called the meeting to order at 5:30 PM.

Public Hearings:

- A. V-0023-25 – Andrew and Christine Heining**
Location: 27 Maple Street
Parcel ID: 24.52.21
Review: Conditional Use
Proposed Development: After-the-fact fence permit.

Andrew and Christine Heining presented their application for a fence they have installed along their property line. The Heinings explained that they used 6' prefabricated cedar fence panels to contain their dog and provide privacy, citing complaints from neighbors. The fence was installed using posts driven into the ground to minimize soil disturbances. The fence panels were attached to the posts unevenly because of the uneven ground and to allow water flow. The Heinings said that they plan to cover the steel posts with wooden pickets to make it more attractive and identical on either side. Several neighbors were present to share their feedback. Lisa Lawlor stated that there are other fences in the neighborhood that should set a precedent for this one to be allowed. David and Joan Steele expressed concerns about height, the dog's containment, and that the bad side of the fence faces their neighboring property. Polly Mahoney stated that she feels the fence diminishes the character of the neighborhood. The Board discussed the current zoning regulations for the flood hazard areas as well as possible solutions. The Board considered the height of the fence, the good versus bad side of the fence, flooding and erosion concerns, and regulations within the riparian buffer. Wendy Spector suggested exploring screening using vegetation.

Randy Mayhew motioned to continue the hearing, waiting for further information.

Wendy Spector seconded the motion.

VOTE. 4-0. Approved.

B. V-0022-25 – Vermont Kitchen LLC

Location: 217-4 Maxham Meadow Way

Parcel ID: 21.51.04

Review: Conditional Use

Proposed Development: Change of use from commercial to daycare facility.

Caroline Olsen introduced the application to expand their childcare facility in the mill building. Caroline Olsen would like to expand into units E and F, adding 2,000 square feet to their existing 1,000 square foot space. Caroline Olsen explained that they have already received approval from the municipality for increased water and sewer capacity. The Board expressed concerns about parking and traffic. Caroline Olsen said that there are enough public spaces and drop-off times are staggered enough to mitigate these concerns.

Randy Mayhew motioned to close testimony.

Keri Cole seconded the motion.

VOTE. 4-0. Approved.

Randy Mayhew motioned to approve the application as presented.

Keri Cole seconded the motion.

VOTE. 4-0. Approved.

C. V-0020-25 – Nathan Freund

Location: 431 Woodstock Road

Parcel ID: 21.51.40.001

Review: Conditional Use and Design Review

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

Nathan Freund introduced his proposed development to convert the old bank building into a restaurant and bike shop. Jane Soule asked to clarify that the water capacity is sufficient. Nathan Freund confirmed. Nathan Freund described that the business would be similar to the current location in Stowe including bicycle and apparel sales, bicycle repair, and demo bikes in the basement with a bar and restaurant on the main floor. Jane Soule asked if the State had reviewed this proposal yet. Nathan Freund shared that he has completed the State permitting process. Randy Mayhew asked for more details on alcohol sales. Nathan Freund stated that the Stowe location currently serves only beer and wine and that would be the plan for the Woodstock location as well. Nathan Freund said that he may pursue a different class liquor license in the future, but being a daytime-only restaurant, there is little demand for other beverages. Jane Soule asked about the parking plan regarding the parking waiver request to have 13 parking spaces rather than the required 33. Nathan Freund presented a letter of recommendation from the Village Board of Trustees that endorses using East End public parking to serve restaurant patrons. Additionally, Nathan Freund stated that his target audience would be bicyclists and locals and tourists already walking around town, limiting car dependency and mitigating traffic

impact. Nathan Freund also pointed to the building plans explaining that they aim to maintain the current footprint. Jane Soule asked about the garbage corral. Nathan Freund described the plan to have a fenced-in rectangle in the northwest corner of the lot to conceal garbage and recycling bins. Randy Mayhew asked about pedestrian pathways to the property. Nathan Freund explained that the sidewalk reaches the building from the park, allowing for safe foot travel along public rights-of-way. Jane Soule asked where the outdoor dining would be located. Nathan Freund explained that the old drive-through location would be utilized for patio dining. Jane Soule asked about the water permit. Nathan Freund explained that the permit is set for one year in anticipation of the municipalization of the water company. Randy Mayhew asked about bicycle parking. Nathan Freund stated that there would eventually be a bike rack along the side of the building. David Steele, a local

Keri Cole motioned to close testimony.

Randy Mayhew seconded the motion.

VOTE. 4-0. Approved.

Keri Cole motioned to approve the application as presented.

Randy Mayhew seconded the motion.

VOTE. 4-0. Approved.

Approval of Minutes - 2/12/24

Mary Anne Flynn motioned to approve the minutes as presented.

Jane Soule seconded the motion.

VOTE. 4-0. Approved.

Other Business: None

Randy Mayhew motioned to adjourn the meeting.

Mary Anne Flynn seconded the motion.

VOTE. 4-0. Approved.

The meeting adjourned at 7:00 PM