

**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 April 23<sup>rd</sup>, 2025, at 5:30pm to conduct the following business:

Members Present: Randy Mayhew, MaryAnne Flynn, and Keri Cole

Public Present: Will Hurd, Ben Jervey, Jim Pulver, Kim Gaines, Frank Horneck, Andrew Heining, and Al Alessi

Staff Present: Stephanie Appelfeller and Emily Collins

**Call to Order:**

Randy Mayhew called the meeting to order at 5:30 PM.

**Public Hearings:**

- A. V-0024-25 – Woodstock Investments LLC**  
Location: 6 Central Street  
Parcel ID: 20.52.38.000  
Review: Design Review  
Proposed Development: To install a new awning.

Will Hurd was present to share the proposal. Will Hurd described the proposed new awning as green panels over each window. The Board had no concerns.

Keri Cole motioned to close testimony.

MaryAnne Flynn seconded the motion.

**VOTE. 3-0. Approved.**

Keri Cole motioned to approve the application as presented.

MaryAnne Flynn seconded the motion.

**VOTE. 3-0. Approved.**

- B. V-0025-25 – East End Partners**  
Location: 0 Maxham Meadow Way  
Parcel ID: 21.51.17.000  
Review: Conditional Use Approval

Proposed Development: To permit a market for food vendors and bike services using modular and mobile temporary structures.

Ben Jervey was present to share the proposal. Ben Jervey and his business partners were pursuing the permit as a proactive measure to prepare for mobile vendors to be able to use the space to operate, but that there were no specific vendors lined up. MaryAnne Flynn clarified that this is different than the permit issued in 2021 that only allowed food vendors. Keri Cole wanted to make sure that residential trailers would not be permitted. Ben Jervey confirmed.

Keri Cole motioned to close testimony.

MaryAnne Flynn seconded the motion.

**VOTE. 3-0. Approved.**

Keri Cole motioned to approve the application as presented, excluding mobile home trailers.

MaryAnne Flynn seconded the motion.

**VOTE. 3-0. Approved.**

**C. V-0026-25 – Zilian LLC**

Location: 26 Central Street

Parcel ID: 20.52.28

Review: Design Review and Conditional Use Approval

Proposed Development: To amend V-0006-25 to expand deck an additional 200 sq ft, add three windows, add guardrail, and remove balcony from design.

Jim Pulver was present to share the proposal. Jim Pulver described that construction is in progress, but that they wanted to make amendments to the original plans including alterations to the deck and windows. Jim Pulver stated that the primary differences would be removing stairs to connect the decks and eliminating the loft with the balcony. Randy Mayhew expressed concern about flood risk and Jim Pulver explained that the plans meet and exceed requirements with respect to the base flood elevation.

MaryAnne Flynn motioned to close testimony.

Keri Cole seconded the motion.

**VOTE. 3-0. Approved.**

MaryAnne Flynn motioned to approve the application as presented.

Keri Cole seconded the motion.

**VOTE. 3-0. Approved.**

**D. V-0027-25 – Frank Horneck**

Location: 39 River Street

Parcel ID: 23.51.18.000

Review: Design Review

Proposed Development: To replace existing fence with a different type to match the other existing fence.

Frank Horneck was present to share the proposal. Frank Horneck shared that he would like to continue a cedar fence from his neighbor's property as well as replace a picket fence to complete the fencing around his property. Randy Mayhew wanted to ensure that the fence met height requirements and that it would not incite a conflict with neighbors. Frank Horneck confirmed.

Keri Cole motioned to close testimony.

MaryAnne Flynn seconded the motion.

**VOTE. 3-0. Approved.**

Keri Cole motioned to approve the application as presented.

MaryAnne Flynn seconded the motion.

**VOTE. 3-0. Approved.**

**E. V-0023-25 – Andrew Heining**

Location: 27 Maple Street

Parcel ID: 24.52.21

Review: Design Review and Conditional Use Approval

Proposed Development: To request an after-the-fact fence permit.

The Board and Andrew Heining were present to resume the fence, but it was established that the VDRB would not come to a decision until the Conservation Commission was able to give their opinion. Al Alessi of the CC was present to share that the group would submit their feedback by their next meeting. Randy Mayhew emphasized the importance of reading the zoning regulations pertaining to the riparian buffer.

**Approval of Minutes - 04/09/25**

Keri Cole motioned to approve the minutes as presented.

MaryAnne Flynn seconded the motion.

**VOTE. 3-0. Approved.**

**Other Business: None.**

Keri Cole motioned to adjourn the meeting.

Mary Anne Flynn seconded the motion.

**VOTE. 3 -0. Approved.**

**The meeting adjourned at 6:17 PM**