

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 May 14th, 2025, at 5:00pm to conduct the following business:

Members Present: Randy Mayhew, MaryAnne Flynn, Wendy Spector, and Keri Cole
Public Present: Justin Quinn, Heather Wishik, Dave Steele, Joan Steele, Katharine Meyer, Jeff Meyer, Andrew Heining
Staff Present: Emily Collins

Call to Order:

Randy Mayhew called the meeting to order at 5:06 PM.

Public Hearings:

A. V-0029-25 – Heather Wishik

Location: 13 River Street

Parcel ID: 20.51.16

Review: Design Review

Proposed Development: To replace front door with new front door and replace back door with new window.

Heather Wishik was present to explain her proposal for a new front door and replacing a back door with a window. The Board had no concerns.

Wendy Spector motioned to close testimony.

Keri Cole seconded the motion.

VOTE. 4-0. Approved.

Wendy Spector motioned to approve the application as presented.

Keri Cole seconded the motion.

VOTE. 4-0. Approved.

B. V-0023-25 – Andrew and Christine Heining

Location: 27 Maple Street

Parcel ID: 24.52.21

Review: Conditional Use Approval
Proposed Development: After-the-fact fence permit.

Andrew Heining was present to resume discussion on his fence. Justin Quinn was present to represent the Conservation Commission and provide their feedback. Justin Quinn shared that the Conservation Commission had concerns about the wire attached to the split-rail fence along the bank and recommend that it be removed. Wendy Spector stated that she would like them to conduct another site visit to investigate the solid panel fence. There was discussion regarding whether clearance below a fence is regulated. The Board charged the Conservation Commission with looking into: 1) clearance below panel fences, 2) the appropriateness of the location of both fences, and 3) welded wire along the bank. The Steeles were present to underline their concerns about the height and direction of the panel fence.

Wendy Spector motioned to recess testimony until the Conservation Commission conducts another site visit, focusing on the conservation district general standards.

MaryAnne Flynn seconded the motion.

VOTE. 4-0. Approved.

C. V-0028-25 – Katharine Meyer

Location: 18 Mountain Ave

Parcel ID: 23.51.15

Review: Design Review

Proposed Development: To install a 22"x11" wall lantern over the garage door with a 17" extension over the eave with an output of 900-1200 lumens.

Katharine Meyer was present to share her proposal for a light above her garage. The Board asked about the level of light pollution and the lantern's impact on neighbors. Katharine Meyer shared that the lantern would only illuminate the back part of her driveway and would not disturb neighbors.

Keri Cole motioned to close testimony.

MaryAnne Flynn seconded the motion.

VOTE. 4-0. Approved.

MaryAnne Flynn motioned to approve the application as presented.

Keri Cole seconded the motion.

VOTE. 4-0. Approved.

Approval of Minutes - 04/23/25

MaryAnne Flynn motioned to approve the minutes as presented.

Randy Mayhew seconded the motion.

Wendy Spector was absent from the 4/23 meeting.

VOTE. 3-0. Approved.

Other Business:

Wendy Spector requests updates from staff about a potential unpermitted metalworks business.

Wendy Spector motioned to adjourn the meeting.

Mary Anne Flynn seconded the motion.

VOTE. 4 -0. Approved.

The meeting adjourned at 5:44 PM