

**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 28<sup>th</sup>, 2025, at 5:30pm to conduct the following business:

Members Present: Jane Soule, Randy Mayhew, and Wendy Spector

Public Present: Charlie Compton, David Steele, Andrew Heining, Christine Heining, John King, Al Alessi, and Jenny Ahlen

Staff Present: Emily Collins and Molly Maxham

**Call to Order:**

Jane Soule called the meeting to order at 5:47 PM.

**Public Hearings:**

**A. V-0030-25 – Charlie Compton**

Location: 6 Highland Ave

Parcel ID: 24.51.30.000

Review: Conditional Use

Proposed Development: To construct a wooden deck around the front of the home with new stairs to the driveway and a canopy above the exterior door.

Charlie Compton was present to share his proposal for a deck with stairs and a pergola. Randy Mayhew inquired about the location of the stairs. Charlie Compton stated that they are currently undecided, but one or two sets of stairs will be built to allow access to the driveway and parking. The Board established that the deck would not cause extra drainage issues.

Wendy Spector motioned to close testimony.

Randy Mayhew seconded the motion.

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

Wendy Spector motioned to approve the application as presented, with one or two sets of stairs.

Randy Mayhew seconded the motion.

**VOTE. 3-0. 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 and Christine Heining were present to continue discussing their fence. Al Alessi and Jenny Ahlen were present to give feedback on behalf of the Conservation Commission. The Conservation Commission had been charged with looking into: 1) clearance below panel fences, 2) the appropriateness of the location of both fences, and 3) welded wire along the bank. Al Alessi recommended that the welded wire on the split rail fence be removed because it could catch debris in a flood and one foot of clearance to be made below the solid fence panels to allow waterflow. Jane Soule expressed concern that the Heining's dog would get loose. The Board expressed concern about the erosion of the bank along the Heinings' property and discussed the possibility of reinforcement using vegetation or rocks. Randy Mayhew established that the newly constructed portion of the split rail fence was permissible because it was maintenance work and did not increase the length of the fence beyond the amount allowed by regulation. David Steele, an abutter, was present to discuss the "good" side and height of the fence.

Wendy Spector motioned to close testimony.

Randy Mayhew seconded the motion.

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

Randy Mayhew motioned to discuss the matter in executive session.

Wendy Spector seconded the motion.

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

**C. V-0033-25 – Jon and Patty Hussey**

Location: 27 Slayton Terrace

Parcel ID: 21.52.46

Review: Appeal / Conditional Use

Proposed Development: Appeal decision made on AD-V-0033-24 and add railing for rooftop deck.

John King was present to share his proposal for a duplex with a rooftop deck. Staff had previously issued an administrative permit to build a duplex on this parcel, but the plans included a railing on the roof that would extend above this zone's height maximum, so the permit was issued subject to the condition that he would not build this railing. John King appeared before the VDRB to appeal this decision and request that he be permitted to build a railing on the roof. John King noted that this would be a permanent structure, but transparent and set back from the edge of the roof. Randy Mayhew inquired about snow and stormwater management. John King explained that there is a sufficient drainage system planned.

Wendy Spector motioned to close testimony.

Randy Mayhew seconded the motion.

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

Randy Mayhew motioned to move into executive session.

Wendy Spector seconded the motion.

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

**The Board moved into executive session at 6:44 PM and voted on applications V-0023-25 and V-0033-25 upon their return.**

Wendy Spector motioned to approve application V-0023-25 as discussed in executive session.

Randy Mayhew seconded the motion.

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

**Application V-0023-25 was accepted subject to the conditions that: the solid panel fence shall be reconstructed to reduce its overall height to a maximum of six (6) feet, an average minimum vertical clearance of six (6) inches shall be maintained between the bottom of each solid fence panel and the ground surface, the solid panel fence shall be fully constructed to a finished condition to ensure a consistent appearance, all exposed metal support posts shall be covered with wooden pickets or trim, the finished or “good” side shall face outward toward the adjacent neighboring property, and all welded wire material currently affixed to the split rail fence shall be removed in its entirety.**

Wendy Spector motioned to approve application V-0033-25 as discussed in executive session.

Randy Mayhew seconded the motion.

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

**Application V-0033-25 was accepted as presented.**

#### **Other Business:**

The Board discussed the feasibility of a reduced fee schedule for minor applications, referring to a comment from a resident who shared that they paid more in permitting fees than on materials and work being done to their home. Randy Mayhew suggested that projects only involving lighting be classified as minor applications. The Board directed Staff to request the Planning Commission to consider developing a separate fee schedule for minor applications.

The Board directed Staff to request the Planning Commission to consider developing a regulatory framework for food trucks, as they conduct their bylaw analysis.

Wendy Spector expressed concerns regarding unpermitted and unanchored sheds on Mechanic Street. Staff are in communication with the subject property owner and are working to bring them into compliance.

Randy Mayhew motioned to adjourn the meeting.

Wendy Spector seconded the motion.

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

**The meeting adjourned at 7:03 PM**