

# **PUBLIC MEETING AGENDA**

VILLAGE OF WOODSTOCK, VERMONT

31 The Green  
Woodstock, VT 05091  
(802) 457-7515

VILLAGE DESIGN ADVISORY COMMITTEE

Wednesday, July 2, 2025, at 4:00 PM

The Meeting will be held in person and via Zoom [CLICK HERE TO JOIN](#).

The login information is at the bottom of this agenda.

## **I. CALL TO ORDER: 4:00 PM**

## **II. PUBLIC HEARINGS**

### **A. V-0038-25 – Eva Douzinas**

Location: 69 Pleasant Street

Parcel ID: 21.53.12

Proposed Development: To install two signs and lights. One 12.5 sq ft sign affixed to the north elevation with one light and one 20 sq ft sign freestanding on road frontage with one light on each side.

### **B. V-0040-25 – John & Nancy Schullinger**

Location: 22 Mountain Ave

Parcel ID: 23.51.20

Proposed Development: To turn three doghouse dormers to one dormer with three windows, replace right rear window with an 8" longer window, replace chimney cap with a copper chimney cap, and replace sunroom windows with 12" longer windows.

## **III. OTHER BUSINESS –**

## **IV. APPROVAL OF MINUTES – 06/09/25 and 06/11/25**

## **V. ADJOURNMENT**

This is a hybrid meeting, both in-person and on Zoom.

<https://us02web.zoom.us/j/88648851165?pwd=SzJPWHJDTINDK2ZVNXBzdVArdytodz09>

**Meeting ID:** 886 4885 1165

**Passcode:** 345452

## Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: Eva Donzinas Phone: 617-717-8408 Email: evadonzinas.com  
Address: 69 Pleasant Street City/Town: Woodstock State: VT Zip Code: 05091  
Co-Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_ City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Signature(s): \_\_\_\_\_

\*What is the best way to contact you? Phone or Email Email  
\*What address would you like your Notice of Hearing/Permit mailed to? 3 North Street Woodstock, VT 05091

### Agent Authorization

(a representative speaking on behalf of the owner/applicant)

Eva Donzinas owner of property located at 69 Pleasant St. Woodstock, Vermont, hereby designate as my agent.  
Name of Agent: Ben & April Pauly Phone: 802-356-1370 Email: FarmerandthebellVT@gmail.com  
Address: 3 North Street City/Town: Woodstock State: VT Zip Code: 05091  
Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation  
Signature: Eva Donzinas

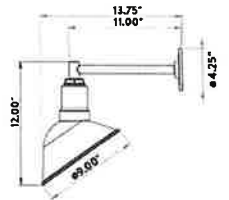
Parcel ID Number(s): 215312 Address: 69 Pleasant St. Zoning District: CLI Overlay District: Design Review  
Proposal of project: Install 2 signs & lights. A 12.5 ft' sign affixed to the North street building elevation with 1 light and a 20 ft' freestanding sign along the road frontage of Pleasant Street (with a light on each side).

### ----- Planning & Zoning Office Only -----

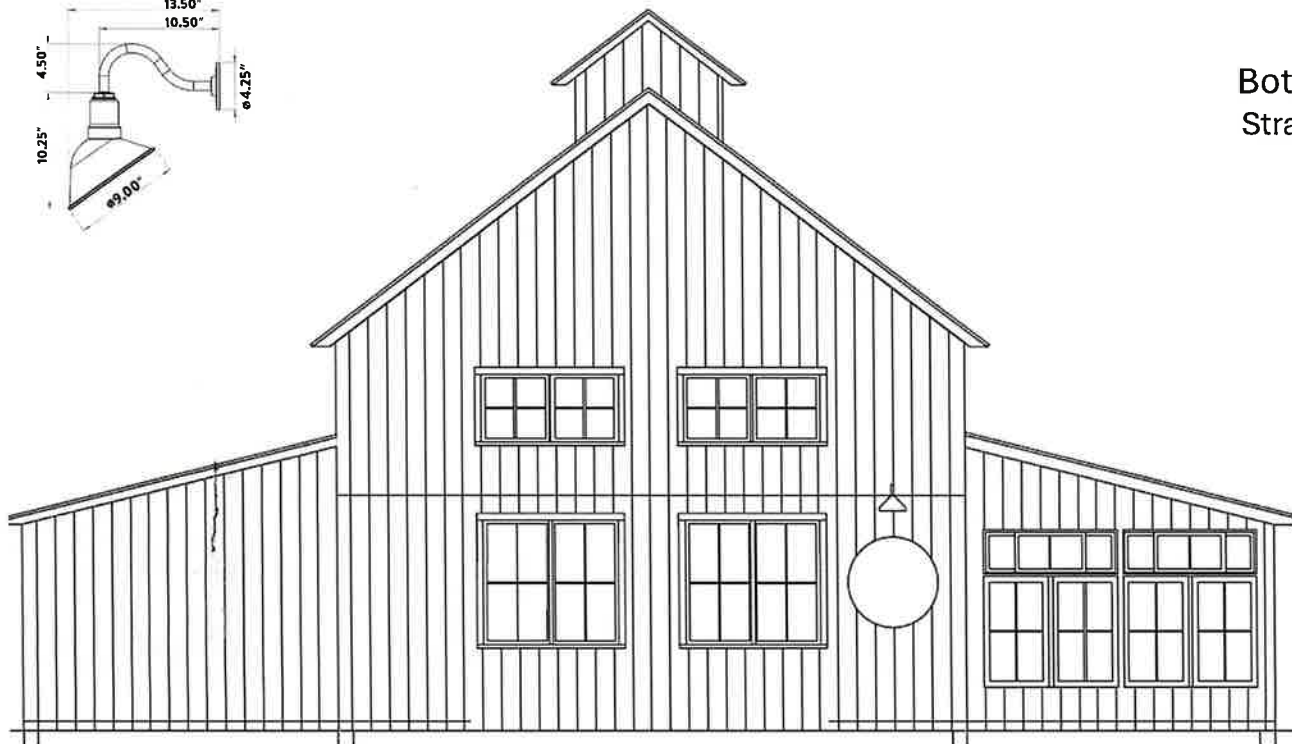
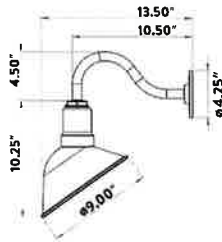
Village Design Review Hearing Date: 6/18/25 Village Development Review Hearing Date: 6/25/25  
Town Development Review Hearing Date: \_\_\_\_\_ South Woodstock Review Hearing Date: \_\_\_\_\_  
Planning Commission Hearing Date: \_\_\_\_\_ Conservation Commission Hearing Date: \_\_\_\_\_ Administrative: \_\_\_\_\_  
Date Recvd: 5/27/25 Date Complete: \_\_\_\_\_ By: RL Application #: V-0038-25  
Review Fee: \$375 Itemized Fee: \$205 Recording Fee: \$15 Total Fee: \$595  
Paid: cash \_\_\_\_\_ check ☒ MuniPay: \_\_\_\_\_ Payment Date: 5/27/25



**Affixed Building Sign**  
 4' Diameter, 12.5 ft<sup>2</sup>  
 Bottom @ 4'6", & Top @ 8'6"  
 Goose neck light above



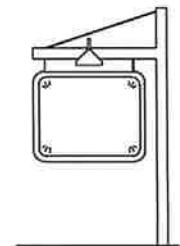
Product Dimensions

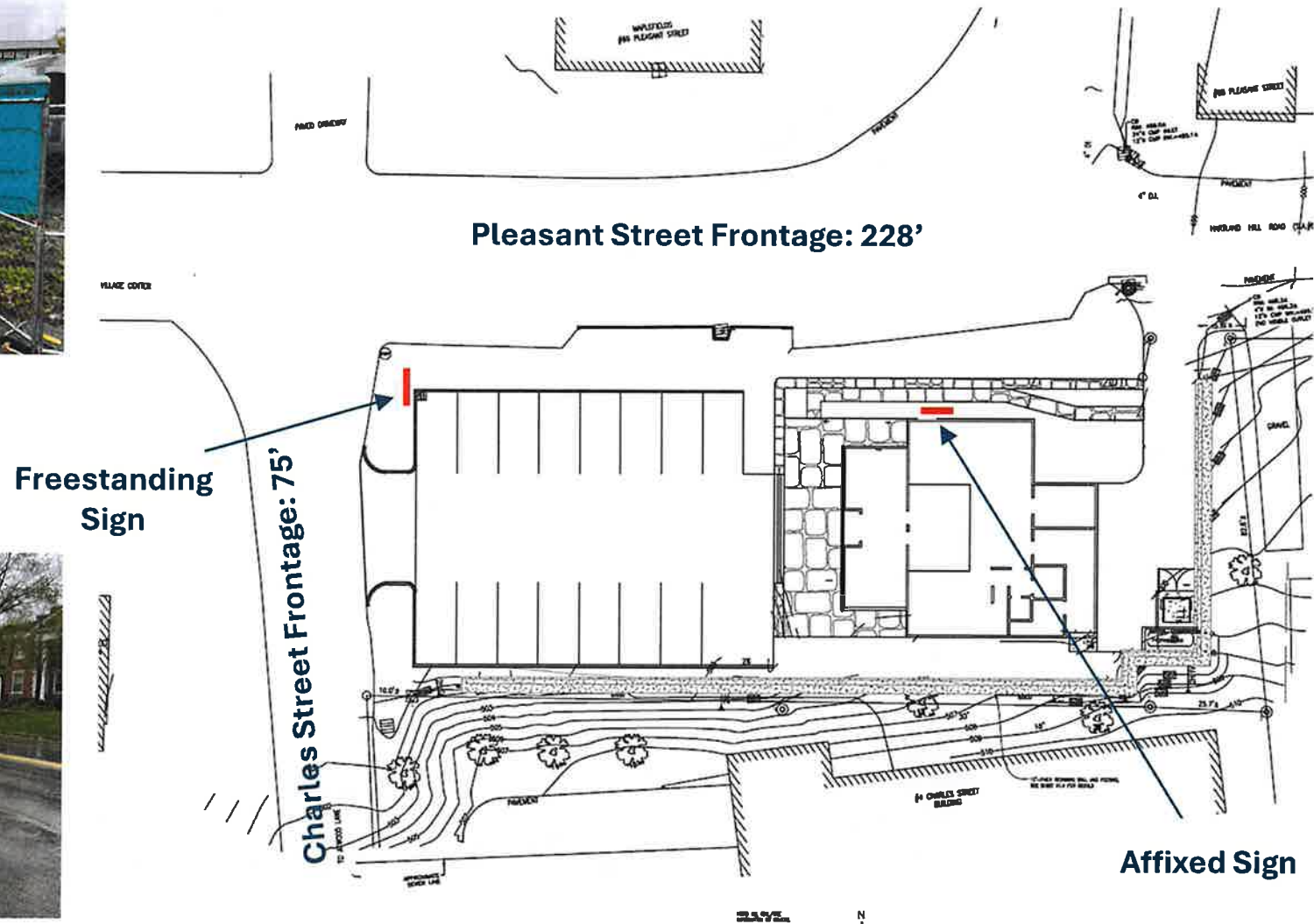


### Freestanding Sign

4' x 5', 20 ft<sup>2</sup>

Bottom @ 3'8", & Top @ 7'8"  
 Straight neck light on each side





# Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: John & Nancy Schullinger Phone: (503) 880-6676 (c) Email: Schullinger.krause@gmail.com

Address: PO BOX 255 462 City/Town: Woodstock State: VT Zip Code: 05091

Co-Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Signature(s): John & Nancy Schullinger-Krause, Executors, Fiduciary

\*What is the best way to contact you? Phone or Email Phone or email is best.

\*What address would you like your Notice of Hearing/Permit mailed to? PO BOX 462

## Agent Authorization

(a representative speaking on behalf of the owner/applicant)

John & Nancy Schullinger-Krause owner of property located at 22 Mountain Ave Woodstock, Vermont, hereby designate as my agent.

Name of Agent: Gary Moore Phone: 646-361-3597 Email: gary@angelamoore.com

Address: 50 MAIN ST. City/Town: WPT State: VT Zip Code: 05001

Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation

Signature: \_\_\_\_\_

Parcel ID Number(s): 23.51.20 Address: 22 Mountain Ave Zoning District: R1 Overlay District: DR

1. MODIFY THREE DOGHOUSE DORMERS TO ONE DORMER WITH 3 WINDOWS.
2. REPLACE RIGHT REAR WINDOW WITH A WINDOW LONGER IN HEIGHT (APPROX 8").
3. REMOVE AND REPLACE CHIMNEY CAP WITH A COPPER CHIMNEY CAP.
4. REPLACE SUNROOM WINDOWS WITH LONGER ENERGY EFFICIENT WINDOWS (APPROX 12" LONGER).

## Planning & Zoning Office Only

Village Design Review Hearing Date: 7/2 Village Development Review Hearing Date: 7/9

Town Development Review Hearing Date: \_\_\_\_\_ South Woodstock Review Hearing Date: \_\_\_\_\_

Planning Commission Hearing Date: \_\_\_\_\_ Conservation Commission Hearing Date: \_\_\_\_\_ Administrative: \_\_\_\_\_

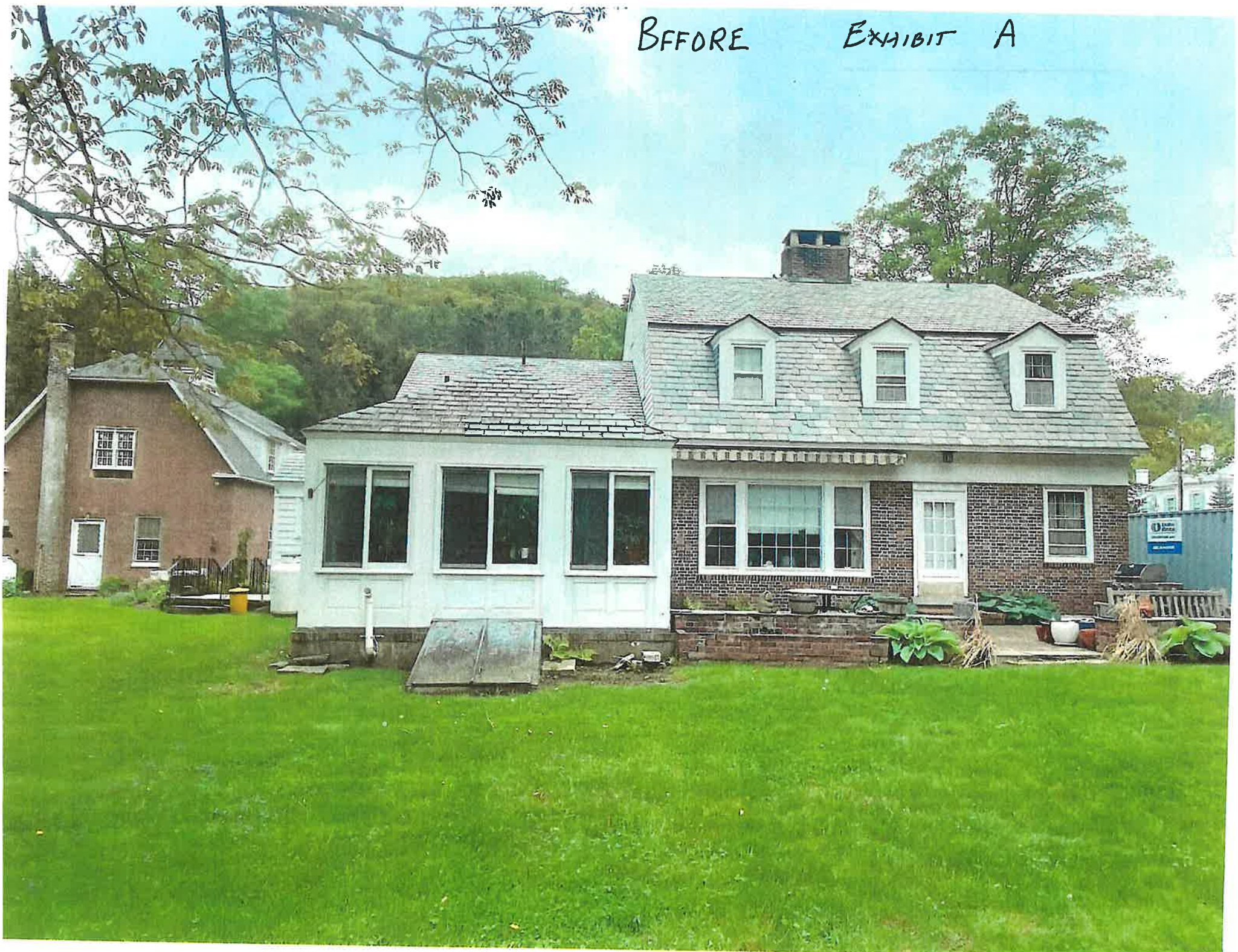
Date Recvd: 6/13 Date Complete: 6/24 By: EL Application #: V-0040-25

Review Fee: \$375 Itemized Fee: \_\_\_\_\_ Recording Fee: \$15 Total Fee: \_\_\_\_\_

Payment: cash \_\_\_\_\_ check \_\_\_\_\_ MuniPay: \_\_\_\_\_ Payment Date: \_\_\_\_\_



BEFORE EXHIBIT A





AFTER EXHIBIT B



**PUBLIC MEETING MINUTES**  
**VILLAGE OF WOODSTOCK, VERMONT**  
31 The Green  
Woodstock, VT 05091  
(802) 457-7515

VILLAGE DESIGN ADVISORY COMMITTEE  
Monday, June 9, 2025, at 4:00 PM

**Members Present:** Phillip Neuberg (Chair), Beverly Humpstone, Larry Zeitlin, and Ellen Soroka

**Staff Present:** Emily Collins and Stephanie Appelfeller

**Public Present:** Greta Calabrese, Doug Sonsalla, Jeff Ingram, Edris Watson, Scott Smith, Mike Purvis, and Eliza Laffin

**Called to Order:**

The meeting was called to order at 4:02 PM.

**PUBLIC HEARINGS**

**A. V-0036-25 – Rachel Weber**

**Location:** 1 Moore Place

**Parcel ID:** 20.52.03

**Proposed Development:** To install a heat pump, condenser units, and line-hide piping on south and east facing facades.

Greta Calabrese was present as the agent to discuss the proposal. The property owner is seeking to install heat pumps, which would require equipment on the exterior of the house. There would be condenser units and piping covered by line-hide. The board members raised concerns about the visibility of the line-hide and its impact on the architectural features of the home. They suggested exploring alternatives such as running the lines inside the walls or along existing gutters to minimize visual impact. Greta Calabrese explained that everything would face the river, be painted to camouflage, and be hidden by a large tree. Interior installation was not possible due to wall thickness limitations, and the proposed exterior installation was the most efficient method for the heat pump system.

Beverly Humpstone motioned to approve the application.

Larry Zeitlin seconded the motion.

**Vote 3-0. Approved.**

**B. V-0031-25 – Amos & Ginger LLC**

**Location:** 33 Central St

**Parcel ID:** 23.56.08



**Proposed Development:** To bury a propane tank, relocate electric panel and meters, build a raised granite island with bollards, install a wooden trash enclosure fence, and construct an accessible ramp.

Doug Sonsalla presented the proposal for 33 Central Street, which included burying a propane tank, relocating electric panels and meters, building a raised granite island with bollards, installing a wooden trash enclosure fence, and constructing an accessible ramp. Doug Sonsalla explained that the project involved significant code upgrades for a restaurant and retail space, including life safety measures, egress balconies, and a hood system with ductwork. He described the changes made since the previous meeting, including the addition of anti-slip pads on the wooden ramp and the change from wooden to aluminum handrails. The Board still had concerns regarding the project: 1) the visibility and aesthetic impact of the ramp and other additions on the back of the building, 2) the placement of the underground propane tank and its proximity to parking spaces and neighboring buildings, 3) the location and screening of trash containers, and 4) the overall design approach to the back area, which has become more visible and public-facing over time. Edris Watson, the owner of the abutting building, expressed concerns about the project's impact on her property, including the placement of trash containers near her windows and potential access issues to her back door. Potential alternatives and modifications were discussed, such as different locations for the tank or trash, improving the aesthetics and functionality of the ramp, and overall considering a more comprehensive design approach for the entire back area.

Due to the complexity of the issues raised and the need for a more detailed understanding of the site, the board decided to schedule a site visit before making a final decision. The site visit was scheduled for Wednesday at 3:00 PM, with the possibility of continuing the discussion at the 5:30 PM development board meeting on the same day. The board emphasized the need to frame their concerns within the context of the 11 items in the zoning regulations to ensure their input would be considered by the development board. No formal motion was made on this item, pending the site visit and further discussion.

#### **APPROVAL OF MINUTES – 05/07/25**

Beverly Humpstone motioned to approve the minutes.

Phillip Neuberg seconded the motion.

**Vote 4-0. Approved.**

#### **Other Business:**

The Board discussed the practicality of default design guidelines.

#### **Adjournment:**

Meeting adjourned at 5:03 pm.

**PUBLIC MEETING MINUTES**  
**VILLAGE OF WOODSTOCK, VERMONT**  
31 The Green  
Woodstock, VT 05091  
(802) 457-7515

VILLAGE DESIGN ADVISORY COMMITTEE  
Site Visit at 33 Central Street, Woodstock VT 05091  
Wednesday, June 11, 2025, at 3:00 PM

**Members Present:** Phillip Neuberg (Chair), Bev Humpstone, Larry Zeitlin, Ellen Phillips Soroka, and Jack Rossi  
**Staff Present:** Emily Collins and Stephanie Appelfeller  
**Public Present:** Edris Watson, Scott Smith, Eliza Laffin, and Mike Purvis  
**Called to Order:** The meeting was called to order at 3:02 PM.

**PUBLIC HEARINGS**

**A. V-0031-25 – Amos & Ginger LLC**

Location: 33 Central Street

Parcel ID: 23.56.08

Proposed Development: To bury a propane tank, relocate electric panel and meters, build a raised granite island with bollards, install a wooden trash enclosure fence, and construct an accessible ramp.

Eliza Laffin and Mike Purvis explained the plan to construct an accessibility ramp on the rear of the building at 33 Central and bury a 1000-gallon propane tank on land the Village Trustee's granted in an easement. They also explained the raised granite island that will be constructed over the tank to protect it from vehicles parking in that space. There will be an enclosed trash bin area located on the island.

The abutter Edris Watson spoke in opposition to the location of the trash bins and wooden screening as it would block the view from her window. She asked that the trash enclosure be moved slightly to the east, in line with the applicants' building and out of sight of her windows.

The adjacent abutter Scott Smith asked, if possible, to move the island six inches to the west to allow for more pedestrian and vehicle access along Mechanic Street.

Ellen and Bev suggested that the town consider placing shared trash dumpsters on the Welcome Center property and all property owners in the buildings share the cost. The VDAC asked that VDRB, and the Town consider how this parking area could be used as a courtyard in the future.

**Ellen Soroka motioned to approve with four recommendations for the application:**



**1. Move the trash bins and screening to flush with the corner of the building owned by the applicant and out of the abutter's window line.**

**2. Consider covering vent pipes running up the back of the building with wood or painting in a contrasting color.**

**3. Move the island six inches west to allow more vehicular and pedestrian access from the alley.**

**4. Consider a shared trash system with all tenants.**

**Jack Rossi seconded the motion**

**VOTE: 4-0, Approved**

**Other Business: None.**

**Adjournment:**

Meeting adjourned.