

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 January 12th, 2025, at 5:30pm to conduct the following business:

Members Present: Wendy Spector, Keri Cole, and Mary Anne Flynn
Public Present: Nichole Lee and Tom List
Staff Present: Mike Tuller and Emily Collins

Call to Order:

Wendy Spector called the meeting to order at 5:37 PM.

Adjustments to Agenda: None.

Public Hearings:

A. V-0016-25 – Eva Douzinas

Location: 4 The Green

Parcel ID: 23.56.13.000

Review: Conditional Use Approval

Proposed Development: Change of use on first floor unit 103 from office to physical fitness facility.

Nichole Lee introduced herself as the owner and operator of Shambhala Farm yoga. The business was previously run out of her home, but this caused a disturbance in her neighborhood. To alleviate this conflict, she is seeking conditional use approval to open a yoga studio in the village. Wendy Spector asked if the music would disturb other tenants in the building. Nichole Lee stated that she typically plays peaceful music and this would not be an issue. The only exterior renovation is to alter an existing sign, which Nichole Lee verified that she will obtain following the correct permitting process.

Keri Cole motioned to approve the application as presented.

Mary Anne Flynn seconded the motion.

VOTE. 3-0. Approved.

Approval of Minutes - 12/19/24

Mary Anne Flynn motioned to approve the minutes after amending Ms. DiNatale's name to "Samantha" from "Sam" and correcting minor grammatical errors.

Keri Cole 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 5:45 PM