

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

VILLAGE DESIGN ADVISORY COMMITTEE
Wednesday, April 16, 2025, at 4:00 PM

Members Present: Ellen Phillips Soroka, Jack Rossi, and Beverly Humpstone

Staff Present: Stephanie Appelfeller and Emily Collins

Public Present: Will Hurd, Jim Pulver, Kim Gaines, and Frank Horneck

Called to Order:

The meeting was called to order at 4:05 PM.

PUBLIC HEARINGS

A. V-0024-25 – Woodstock Investments LLC

Location: 6 Central Street

Parcel ID: 20.52.38.000

Proposed Development: To install a new awning.

Will Hurd presented his proposal for a new awning at Echo Market. There will be two shades in sage green. The Board had no concerns.

Jack Rossi motioned to approve the application as presented.

Seconded by Ellen Phillips Soroka.

Vote 3-0. Approved.

B. V-0026-25 – Zilian LLC

Location: 26 Central Street

Parcel ID: 20.52.28

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 of Breadloaf presented an updated proposal for the property's renovation. The new rendering is at the same base flood elevation but depicts changes to the exterior. Jim Pulver described the changes of extending the deck, removing stairs to the basement, keeping a window on west elevation, moving two windows to eastern elevation, adding a guardrail, and no longer adding a loft and balcony. The floor plan includes two retail spaces with two bathrooms and an apartment upstairs. The Board inquired about flood safety and Jim Pulver clarified that the proposal goes above the required elevation.

Ellen Phillips Soroka motioned to approve the application as presented.

Seconded by Beverly Humpstone.
Vote 3-0. Approved.

C. V-0027-25 – Frank Horneck

Location: 39 River Street

Parcel ID: 23.51.18.000

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

Frank Horneck presented his proposal for a new fence. Frank Horneck described that he would like to continue a cedar fence for continuity with his neighbors and replace an old picket fence. The Board had no concerns.

Beverly Humpstone motioned to approve the application as presented.

Seconded by Jack Rossi.

Vote 3-0. Approved.

APPROVAL OF MINUTES – 03/05/25

Jack Rossi motioned to approve the minutes as presented.

Seconded by Ellen Phillips Soroka.

Vote 3-0. Approved.

Other Business: None.

Adjournment:

Meeting adjourned at 4:35 pm.