

# **PUBLIC MEETING AGENDA**

VILLAGE OF WOODSTOCK, VERMONT

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

VILLAGE DEVELOPMENT REVIEW BOARD

Wednesday, May 14, 2025, at 5:00 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: 5:00 PM**

## **II. PUBLIC HEARINGS**

### **A. 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.

### **B. 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.

### **C. 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.

## **III. APPROVAL OF MINUTES – 04/23/2025**

## **IV. OTHER BUSINESS**

## **V. ADJOURNMENT**

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

<https://us02web.zoom.us/j/88648851165?pwd=SzJPWHJDTlNDK2ZVNXBzdVArDytdz09>

**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: Katharine Meyer Phone: (781) 424-5823 Email: Katharinegould04@gmail.com  
Address: 18 Mountain Ave City/Town: Woodstock State: VT Zip Code: 05091  
Co-Applicant: Jeff Meyer Phone: (518) 569-8152 Email: jeffmeyer0@gmail.com  
Address: " City/Town: " State: " Zip Code: "  
Signature(s): Katharine Meyer Jeff R. Meyer

\*What is the best way to contact you? Phone or Email phone  
\*What address would you like your Notice of Hearing/Permit mailed to? 18 Mountain Ave

### Agent Authorization

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

I, \_\_\_\_\_ owner of property located at \_\_\_\_\_ Woodstock, Vermont, hereby designate as my agent.

Name of Agent: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

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): 23.51.15 Address: 18 Mountain Ave Zoning District: R2D Overlay District: DR

Proposal of project: Install one aluminum/bronzed colonial wall lantern, centered over garage door, where there is no lighting; 22" tall x 11" wide; 17" extension, over eave; 4 60 watt incandescent bulbs = 3200 lumens; can do just 2 or 3 bulbs for 1600-2400 lumens; will be visible from street

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

Village Design Review Hearing Date: 5/17/25 Village Development Review Hearing Date: 5/14/25

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

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

Date Recvd: 4/9/25 Date Complete: 4/9/25 By: al Application #: V-0028-25

Review Fee: \$375 Itemized Fee: \$105 Recording Fee: \$15 Total Fee: \$495.00

Paid: cash \_\_\_\_\_ check ☒ MuniPay: \_\_\_\_\_ Payment Date: 4/9/25

5:56



6

## Order Confirmation -...



your order number if you contact Customer Experience.  
You can check the status of this order at any time.

**CHECK ORDER STATUS**



### Trellis 22 Inch Tall 4 Light Outdoor Wall Light

Finish: Regency Bronze, Glass: Clear Seedy, Lamp Type: Incandescent, Mounting Option: No, Color Temperature: Bulb Dependent, Lumen Output: 900

Capitol ID: 1595976

Manufacturer SKU: 1435RB

Estimated Ship Date: Monday, May 12, 2025

[< Back](#)

- Aluminum Construction
- Regency Bronze Finish
- Four Candelabra-Base Sockets Rated for 60W Each
- Inspired by Traditional Design
- UL Listed For Wet Locations

The Trellis Large Outdoor Wall Lantern with Scrolls brings European style to your exterior. This classic design is constructed of weather-resistant aluminum and features clear seeded-glass panels and a rich, regency-bronze finish. An elegant scroll arm, cast loop finial, and rivet detail add to its authentic look.

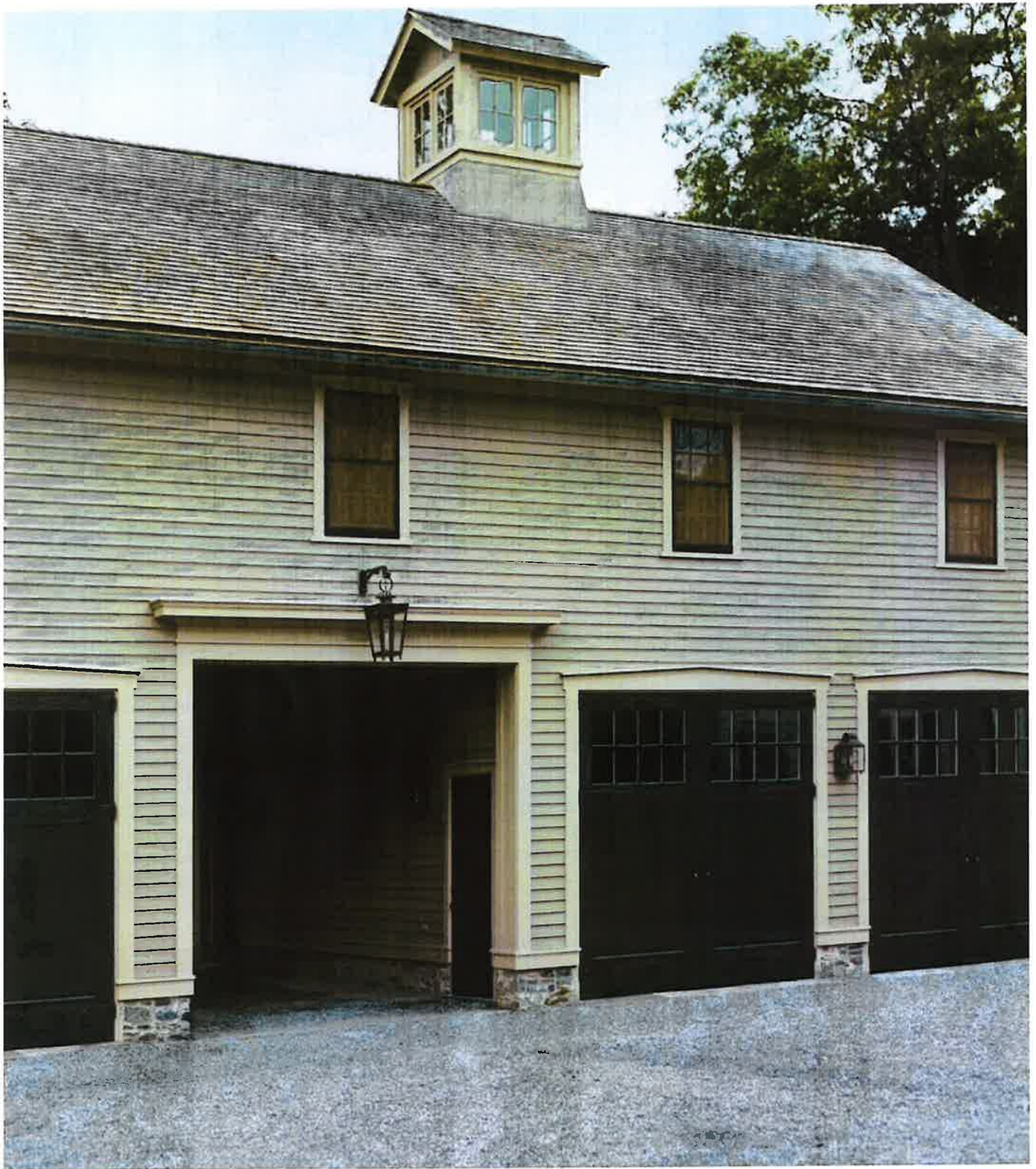
Dimensions: 22 1/4" H x 11" W. Projection: 16 1/2".  
Backplate: 10" H x 4 1/2" W. HCWO: 8" (Height from Center of Wall Opening). Lighting: 4 candelabra base sockets rated for 60W each.  
Safety rating: wet location

Style:	Colonial / Romantic
Item Sold As:	Fixture Complete with Glass
Usually Ships In:	3 to 6 Business Days
Warranty:	5 Year Warranty
Included Hardware:	All Necessary Mounting









*precedents for style + placement*



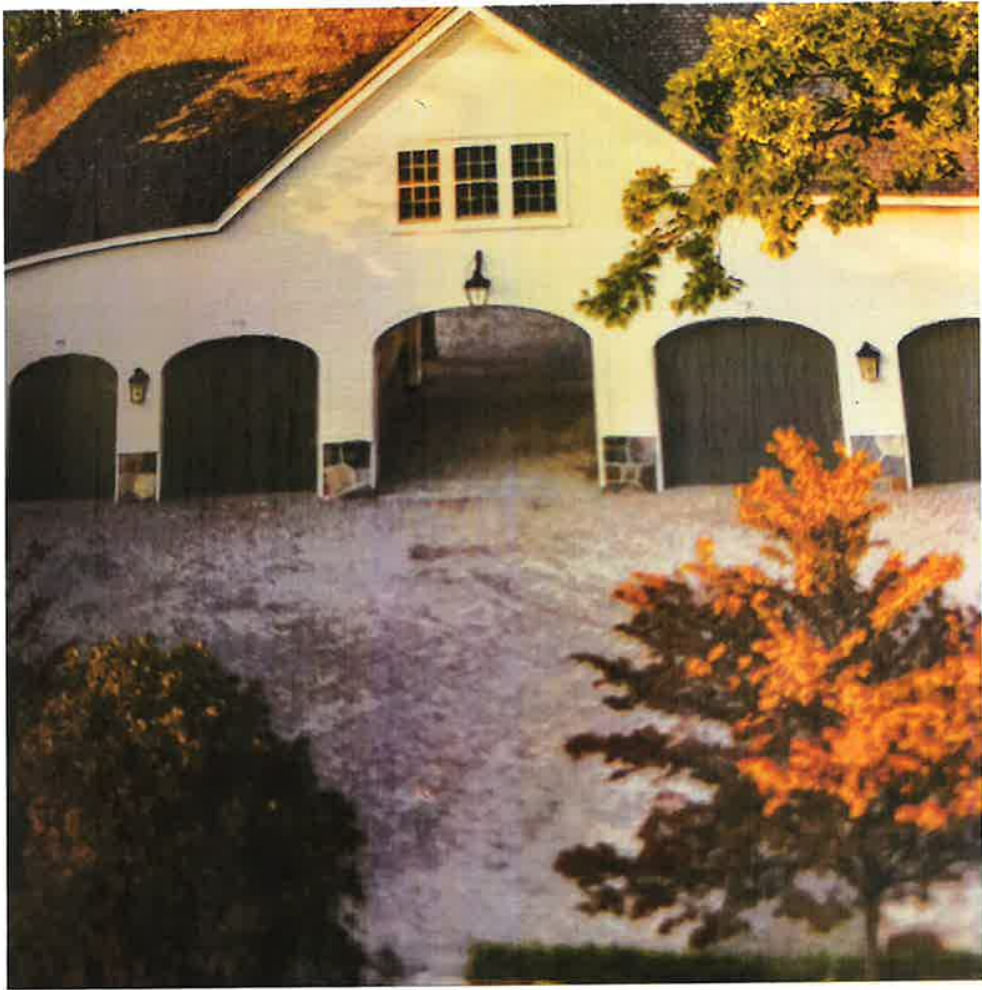
# SCHAFER BUCCELLATO ARCHITECTS

— ARCHITECTURE & DESIGN —



*Precedents for style + placement*





## 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: Susan Donegan Phone: 508-685-8414 Email: doneganesq@gmail.com  
Address: 13 River Street City/Town: Woodstock State: VT Zip Code: 05091  
Co-Applicant: Heather Wishik Phone: 508-685-6886 Email: hrwptown@gmail.com  
Address: 13 River Street City/Town: Woodstock State: VT Zip Code: 05091  
Signature(s): Heather R. Wishik Susan L. Donegan  
\*What is the best way to contact you? Phone or Email Heather Wishik phone or email  
\*What address would you like your Notice of Hearing/Permit mailed to? 13 River Street, Woodstock, VT 05091

### Agent Authorization

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

I, \_\_\_\_\_ owner of property located at \_\_\_\_\_ Woodstock, Vermont, hereby designate as my agent.  
Name of Agent: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_ City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
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): 20.51.16 Address: 13 River Street Zoning District: RMD Overlay District: DRD  
Proposal of project: See attached. front door & back door  
conversion to window  
and repave driveway and install heated driveway

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

Village Design Review Hearing Date: 5/7/25 Village Development Review Hearing Date: 5/14/25  
Town Development Review Hearing Date: \_\_\_\_\_ South Woodstock Review Hearing Date: \_\_\_\_\_  
Planning Commission Hearing Date: \_\_\_\_\_ Conservation Commission Hearing Date: \_\_\_\_\_ Administrative: \_\_\_\_\_

Date Recvd: 4/10/25 Date Complete: 4/10/25 By: el Application #: V-0029-25  
Review Fee: \$375 Itemized Fee: \$153.75 Recording Fee: \$15 Total Fee: \$543.75  
Paid: cash \_\_\_\_\_ check ☒ MuniPay: \_\_\_\_\_ Payment Date: 4/10/25

**Donegan/Wishik Proposal of Project:**

- 1) For energy efficiency and safety replace existing uninsulated front door with a similar insulated door of the same size and color. Replace existing single pane glass side panels on each side of door with double pane upper glass and solid wood lower panels, painted the same black. ~\$13,500
- 2) Replace rear door, right side of house, with a window the same size as the adjacent kitchen windows, in order to permit addition of a walk-in shower in the existing first floor bathroom, so that someone unable to climb stairs can age in place. ~\$9,000
- 3) Replace existing paved driveway on the same footprint with a heated paved driveway to simplify winter maintenance (both the roof at 13 River and the roof at 11 River dump onto the 13 River driveway causing ice buildup frequently).



13 River St. Existing Door

80"

36" wide door

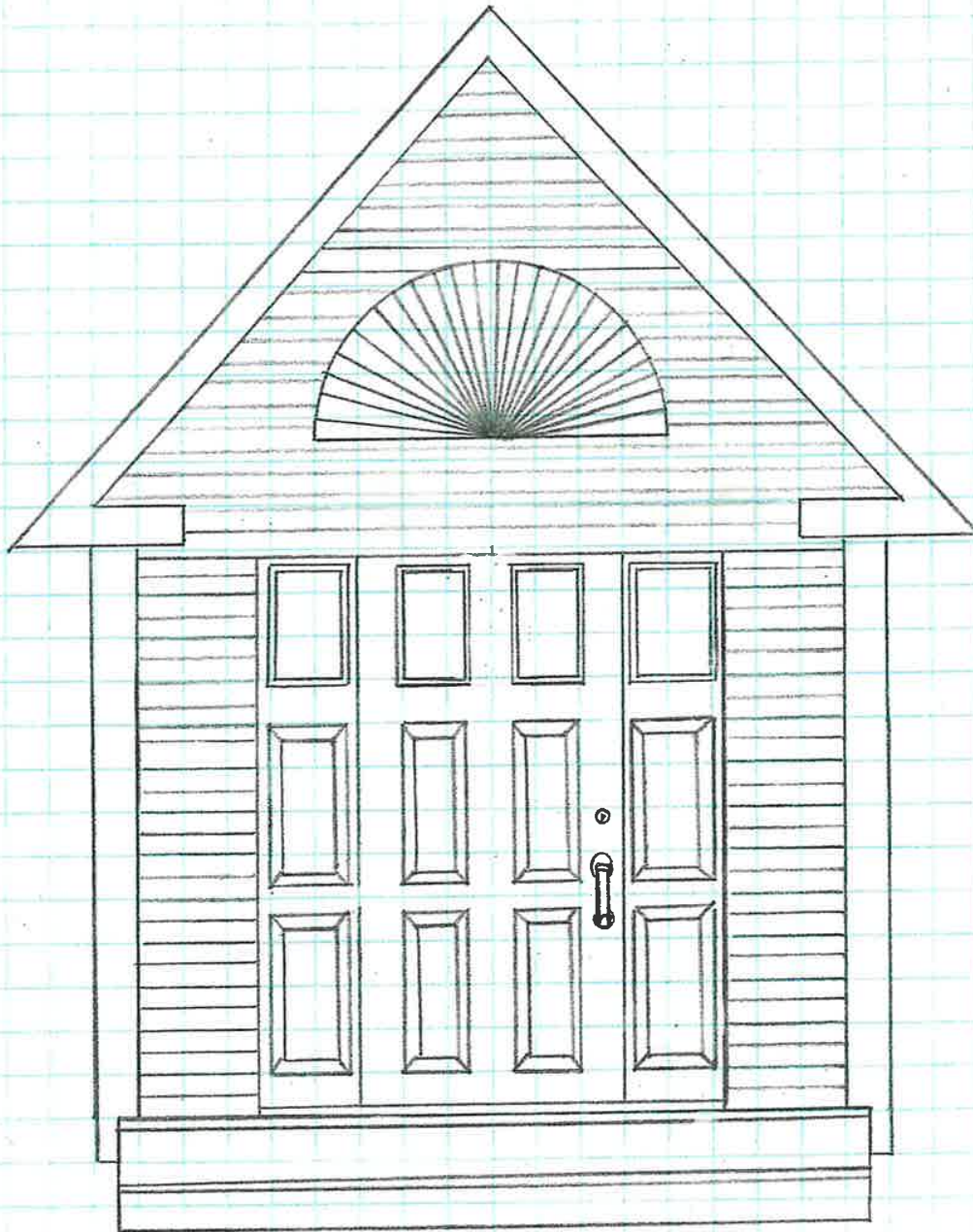
11"

72"

11"



Jordan Garrow  
1776 Construction  
04/03/2025  
Wishik (Front Door)





# 13 River St. New Door



Customer Quote

Quote: 5009795  
Date: 04/01/25  
Page: 1

BETHEL MILLS INC-B-BPD  
40 MARSH MEADOW RD  
PO BOX 61  
  
BETHEL VT 05032  
(802)234-9951

Reference:

Quantity	UOM	Item/Description	Price/UOM	Amount
1.0000	EA	EXT SU EXTERIOR DOOR UNIT FIBERGLASS DOOR, SMOOTH PRO CRAFTSMAN, SGL W/2 SDLTS, FINISH DR & SDLTS & FRAME, CONT SILL, POST, STAT-LH-STAT, IS, 3-0, 6-8 HGT, SPC866LE, APP 2VLT SDL (2W1H), 7/8 FLAT SDL, NO SHELF, 1-0 SDLT, SPC820LE, PVC SIDELIGHT STOPS, PVC SIDELIGHT STOPS, SGL BORE & 218 DBLT BORE, PREP JAMB FOR DBLT, SQUARE RADIUS HINGE, ANT BRASS HINGE, 4-9/16, COMP PRMD FRM/WHCAP POST, BRONZE COMPRESSION WS, WHITE OAK SILL, NO CASING, 3-1/2 HORNS, DOOR & SDLTS DIFF COLORS, PAINT DR 2 SIDES 1 COLOR, PAINT, CURRANT, PAINT SDLT 2 SDS 1 COLOR, PAINT, BLACK, PAINT FRAME EXT & INT, BLACK, CLEAR COAT SILL		





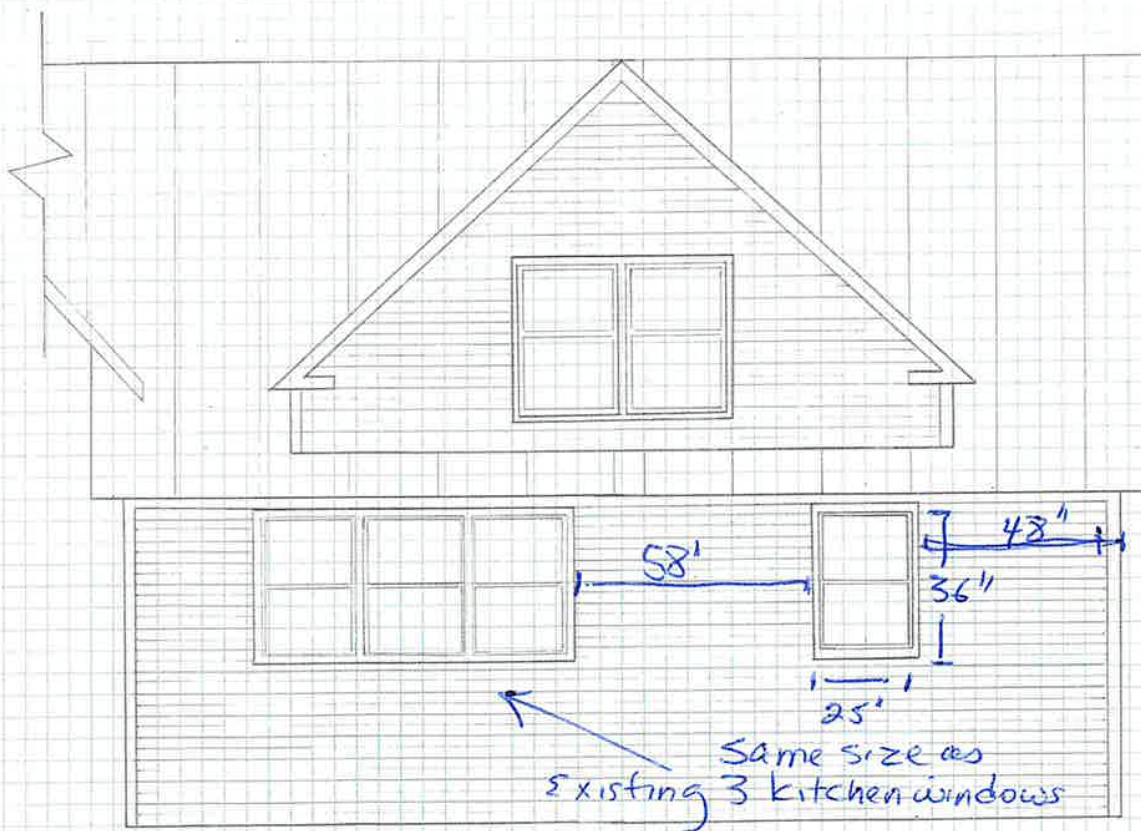


13 River St. Rear Right Facade



# 13 River St. Rear Right facade

Jordan Garraw  
1776 Construction  
04/04/2025  
Wishiki (Rear Changes)





**SOLD BY:**40 Marsh Meadow Road, Bethel, VT  
05032**SOLD TO:****CREATED DATE**

4/1/2025

**LATEST UPDATE**

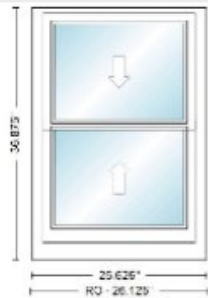
4/1/2025

**OWNER**

Matt Madden

**Abbreviated Quote Report - Customer Pricing**

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
1776	WISHIK	7299835		

**ORDER NOTES:****DELIVERY NOTES:**

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	1	AA	None Assigned		

**RO Size: 26 1/8" x 36 7/8"****Unit Size: 25 5/8" x 36 7/8"**

TW20210, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, Black Exterior Frame, Black Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Black, WhiteJamb Liner, Black, Full Screen, Aluminum

Optional Lock Hardware 1: TW Traditional Black PN:9069434

Insect Screen 1: 400 Series Double-Hung, TW20210 Full Screen Aluminum Black PN:9128714

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	21.8750	13.7500	2.10000

13 River St.  
Existing driveway



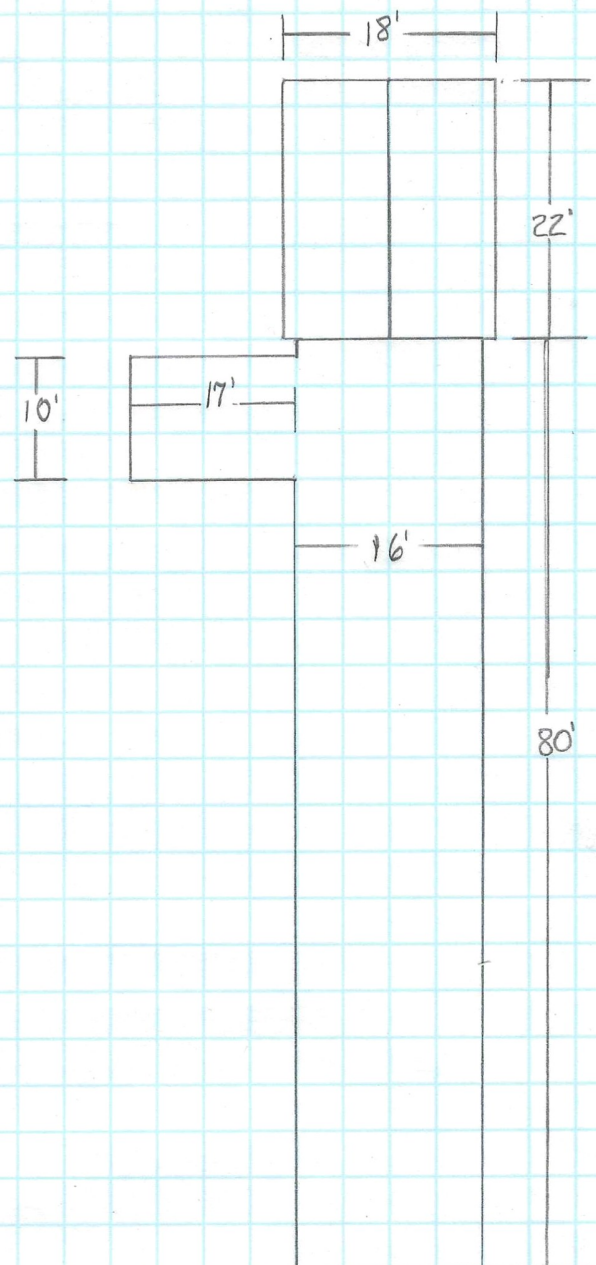
Expect digging to a depth of 9".







Jordan Garow  
1776 Construction  
04/14/2025  
Wishik Driveway



13 River St, Woodstock VT 05091

## 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: Andrew Heining Phone: 7742831116 Email: andrewjh@gmail.com  
Address: 27 Maple St. City/Town: Woodstock State: VT Zip Code: 05091  
Co-Applicant: Christine Heining Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: 27 Maple St. City/Town: Woodstock State: VT Zip Code: 05091  
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? 27 Maple St., Woodstock, VT 05091

### Agent Authorization

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

I, \_\_\_\_\_ owner of property located at \_\_\_\_\_ Woodstock, Vermont, hereby designate as my agent.  
Name of Agent: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_ City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
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): 24.52.21. Address: 27 Maple st. Woodstock VT 05091 Zoning District: RMD Overlay District: DR  
Proposal of project: 6-foot cedar privacy fence separating property from 33 Maple St., installed Fall, 2024

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

Village Design Review Hearing Date: / Village Development Review Hearing Date: 3/26/25  
Town Development Review Hearing Date: / South Woodstock Review Hearing Date: /  
Planning Commission Hearing Date: / Conservation Commission Hearing Date: / Administrative: /

Date Recvd: 2/28/25 Date Complete: 3/6/25 By: cel Application #: V-0023-25

Review Fee: — Itemized Fee: — Recording Fee: — Total Fee: —

Paid: cash — check — MuniPay: — Payment Date: —

**CONDITIONAL USE**  
**SUPPORT STATEMENT**

If your answers require additional space,  
you may respond on separate sheet(s), following this format.

(not commercial)

1.

Applicant

Andrew Heining

Owner (if different)
2.

Date

3/5/2025

Parcel ID

Map

Block

Lot
3.

Nature of your request:

Approval for cedar panel fence separating 27 and 33 Maple St., Woodstock, VT
4.

Zoning District

Residential Med Density

Minimum Setbacks:

Front:

Side

Rear

Min. Lot Size

Min. Frontage

Do your plans conform to these requirements?

NA

If not, please explain:
5.

Describe the location and the proposed project, including type & extent of development and any other description/explanation.

A cedar privacy fence was installed along the property line separating 27 and 33 Maple Street in Fall, 2024. Construction consisted of the following: 10-foot steel posts were driven 4 feet underground, and the 6-foot-tall by 8-foot-wide prefabricated cedar fence panels were affixed. "Lifetime" Steel posts were chosen for their strength and resistance to rot, and made possible the omission of digging and pouring concrete footings, minimizing environmental impact. Care was taken to elevate panels 1-2 inches off the ground to mitigate rot.

Additional pickets are to be added to the 33 Maple Street side of the fence, covering each steel post (pictured). This work was halted when neighbors lodged complaint with Planning & Zoning, alleging fence did not meet regulations, but will be completed when snow melts.

*Please note that this email message, along with any response or reply, may be considered a public record, and thus, subject to disclosure under the Vermont Public Records Law (1 V.S.A. 315-320).*

---

**From:** Brayton, Asa <Asa.Brayton@vermont.gov>

**Sent:** Monday, November 4, 2024 4:28 PM

**To:** Mike Tuller <mtuller@townofwoodstock.org>; Pfeiffer, Rebecca <Rebecca.Pfeiffer@vermont.gov>

**Cc:** Stephanie Appelfeller <sappelfeller@townofwoodstock.org>

**Subject:** RE: Fence Placement within SFHA in Woodstock Village near Floodway - 27 Maple Street

Good afternoon Mike,

It looks to me that the opaque panel fence is likely in the SFHA and some/most of the split rail fence is likely in the floodway. Any of the fence within the floodway would need to be removed as Woodstock flood hazard area regulations do not allow any development in the floodway.

I've attached the email I sent in response to you on a different email thread that goes more in detail. Let me know if you have any questions.

Best,

**Asa Brayton, CFM** | Regional Floodplain Manager

Vermont Department of Conservation

Watershed Management, River Corridor & Floodplain Protection

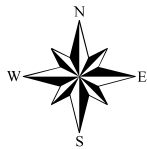
C 802.522.4999 | [Asa.Brayton@vermont.gov](mailto:Asa.Brayton@vermont.gov)

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**From:** Mike Tuller <[mtuller@townofwoodstock.org](mailto:mtuller@townofwoodstock.org)>

**Sent:** Friday, November 1, 2024 1:34 PM





# 27 Maple Street

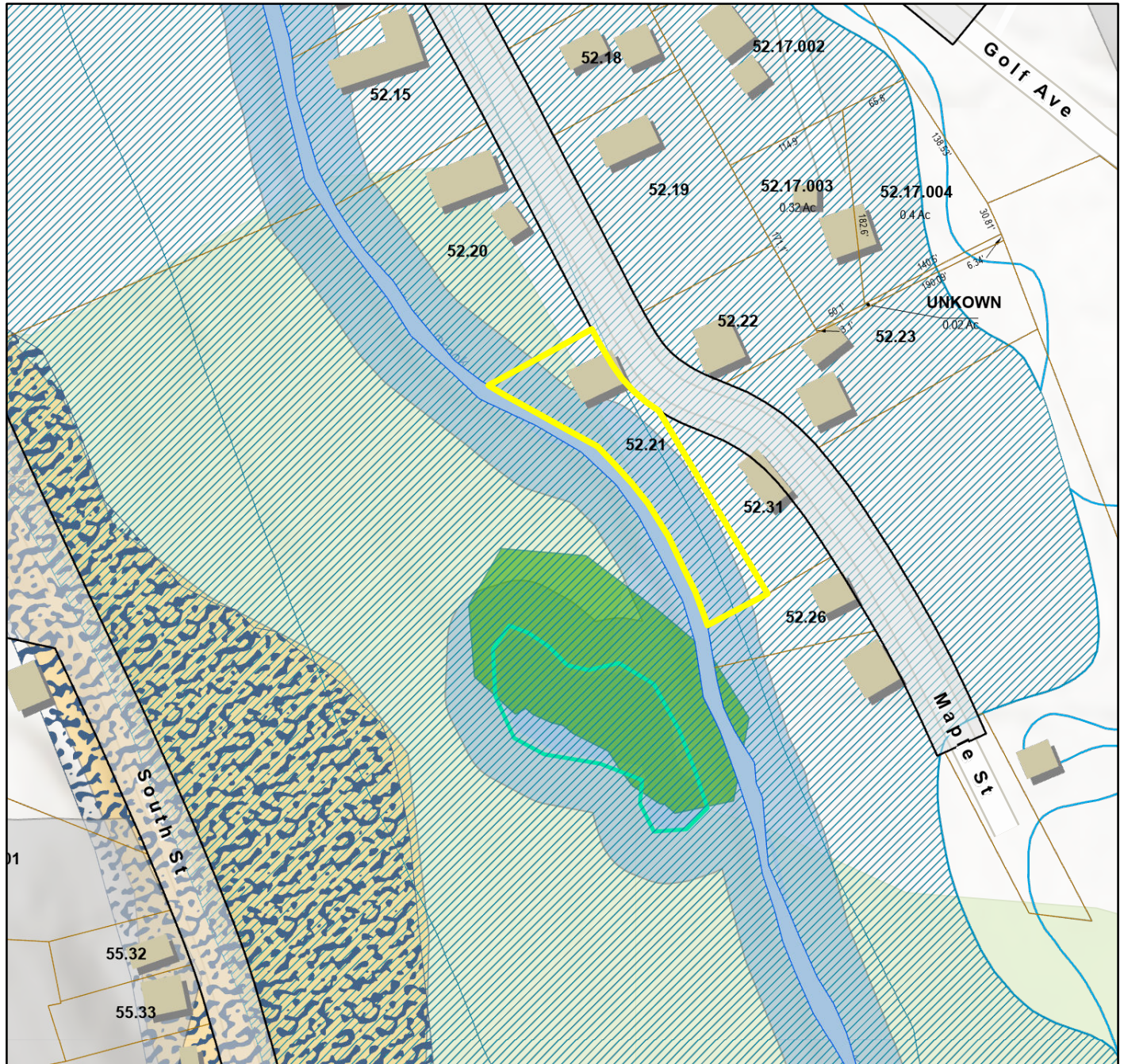
Village of Woodstock, VT

1 inch = 137 Feet



www.cai-tech.com

March 7, 2025



PWater	Hydric Soils
Property Line	100 Year Floodplain
Public Road	500 Year Floodplain
Buildings	Wetlands (2004 Arrowood Environmental Report)
Right of Ways	VT Significant Wetlands Inventory
Water-poly	50 Foot Surface Water Buffer
Slope > 25%	Swamps Floodplain Forests Fens S2

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





### LEGEND

- LOMRs
- Political Jurisdictions
- Profile Baselines
- Cross-Sections
- Base Flood Elevations
- Levees
- Coastal Transects
- Transect Baselines
- General Structures
  - Flood Structure
  - Bridge
  - Dam, Weir, Jetty
  - Other Structures
- River Mile Markers
- Limit of Moderate Wave Action
- Flood Hazard Boundaries
  - Limit Lines
  - SFHA / Flood Zone Boundary
  - Flowage Easement Boundary
- Flood Hazard Zones
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazard
  - 0.2% Annual Chance Flood Hazard
  - Future Conditions 1% Annual Chan
  - Area with Reduced Risk Due to Lev
  - Area with Risk Due to Levee

### NOTES

Map created using ANR's Natural Resources Atlas

1: 855  
March 26, 2025

43.0 0 22.00 43.0 Meters  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere 1" = 71 Ft. 1cm = 9 Meters  
© Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



Satellite ▾

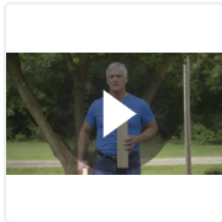
Woodstock, VT 05091, USA





## 6 ft. x 8 ft. Cedar Tongue-and-Groove Solid Top Fence Panel

★★★★☆ (50) [Questions & Answers \(22\)](#)













Home / Metal Deer Fence / PVC Coated Welded Wire / 14 Gauge Welded Wire Before PVC Coating  
/ 6' x 100' Welded Wire-14 ga. galvanized steel core; 12 ga after PVC-Coating, 2" x 4" Mesh

## 6' x 100' Welded Wire-14 ga. galvanized steel core; 12 ga after PVC-Coating, 2" x 4" Mesh

**In Stock**  
& Ready To Ship!

User Rating  
★★★★★  
28 Reviews



### Choose Options:

\* Color:



### Bulk Pricing:

Buy 5 - 9	\$290.95 Each
Buy 10 or more	\$284.95 Each

**\$299.95**

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—  +

**ADD TO CART**









**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 April 23<sup>rd</sup>, 2025, at 5:30pm to conduct the following business:

Members Present: Randy Mayhew, MaryAnne Flynn, and Keri Cole

Public Present: Will Hurd, Ben Jervey, Jim Pulver, Kim Gaines, Frank Horneck, Andrew Heining, and Al Alessi

Staff Present: Stephanie Appelfeller and Emily Collins

**Call to Order:**

Randy Mayhew called the meeting to order at 5:30 PM.

**Public Hearings:**

**A. V-0024-25 – Woodstock Investments LLC**

Location: 6 Central Street

Parcel ID: 20.52.38.000

Review: Design Review

Proposed Development: To install a new awning.

Will Hurd was present to share the proposal. Will Hurd described the proposed new awning as green panels over each window. The Board had no concerns.

Keri Cole motioned to close testimony.

MaryAnne Flynn seconded the motion.

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

Keri Cole motioned to approve the application as presented.

MaryAnne Flynn seconded the motion.

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

**B. V-0025-25 – East End Partners**

Location: 0 Maxham Meadow Way

Parcel ID: 21.51.17.000

Review: Conditional Use Approval

Proposed Development: To permit a market for food vendors and bike services using modular and mobile temporary structures.

Ben Jervey was present to share the proposal. Ben Jervey and his business partners were pursuing the permit as a proactive measure to prepare for mobile vendors to be able to use the space to operate, but that there were no specific vendors lined up. MaryAnne Flynn clarified that this is different than the permit issued in 2021 that only allowed food vendors. Keri Cole wanted to make sure that residential trailers would not be permitted. Ben Jervey confirmed.

Keri Cole motioned to close testimony.

MaryAnne Flynn seconded the motion.

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

Keri Cole motioned to approve the application as presented, excluding mobile home trailers.

MaryAnne Flynn seconded the motion.

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

**C. V-0026-25 – Zilian LLC**

Location: 26 Central Street

Parcel ID: 20.52.28

Review: Design Review and Conditional Use Approval

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 was present to share the proposal. Jim Pulver described that construction is in progress, but that they wanted to make amendments to the original plans including alterations to the deck and windows. Jim Pulver stated that the primary differences would be removing stairs to connect the decks and eliminating the loft with the balcony. Randy Mayhew expressed concern about flood risk and Jim Pulver explained that the plans meet and exceed requirements with respect to the base flood elevation.

MaryAnne Flynn motioned to close testimony.

Keri Cole seconded the motion.

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

MaryAnne Flynn motioned to approve the application as presented.

Keri Cole seconded the motion.

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

**D. V-0027-25 – Frank Horneck**

Location: 39 River Street

Parcel ID: 23.51.18.000

Review: Design Review

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

Frank Horneck was present to share the proposal. Frank Horneck shared that he would like to continue a cedar fence from his neighbor's property as well as replace a picket fence to complete the fencing around his property. Randy Mayhew wanted to ensure that the fence met height requirements and that it would not incite a conflict with neighbors. Frank Horneck confirmed.

Keri Cole motioned to close testimony.  
MaryAnne Flynn seconded the motion.

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

Keri Cole motioned to approve the application as presented.  
MaryAnne Flynn seconded the motion.

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

**E. V-0023-25 – Andrew Heining**

Location: 27 Maple Street

Parcel ID: 24.52.21

Review: Design Review and Conditional Use Approval

Proposed Development: To request an after-the-fact fence permit.

The Board and Andrew Heining were present to resume the fence, but it was established that the VDRB would not come to a decision until the Conservation Commission was able to give their opinion. Al Alessi of the CC was present to share that the group would submit their feedback by their next meeting. Randy Mayhew emphasized the importance of reading the zoning regulations pertaining to the riparian buffer.

**Approval of Minutes - 04/09/25**

Keri Cole motioned to approve the minutes as presented.  
MaryAnne Flynn 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 6:17 PM**