

**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.