

**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.