

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

VILLAGE DESIGN ADVISORY COMMITTEE
Monday, July 2, 2025, at 4:00 PM

Members Present: Beverly Humpstone, Larry Zeitlin, Jack Rossi, and Ellen Soroka

Staff Present: Emily Collins

Public Present: Ben Pauly, Tom List, and Gary Moore

Called to Order:

The meeting was called to order at 3:59 PM.

PUBLIC HEARINGS

A. V-0038-25 – Eva Douzinas

Location: 69 Pleasant Street

Parcel ID: 21.53.12

Proposed Development: To install two signs and lights. One 12.5 sq ft sign affixed to the north elevation with one light and one 20 sq ft sign freestanding on road frontage with one light on each side.

Ben Pauly was present to share the proposal on behalf of Farmer and the Bell. The operators are seeking to put up an illuminated freestanding sign and an illuminated affixed sign. The signs would have the logo and name of the establishment, either on wood or steel, depending on the cost. The Board was curious about the logo and type of lighting but had no concerns.

Vote 4-0. Approved.

B. V-0040-25 – John & Nancy Schullinger

Location: 22 Mountain Ave

Parcel ID: 23.51.20

Proposed Development: To turn three doghouse dormers to one dormer with three windows, replace right rear window with an 8" longer window, replace chimney cap with a copper chimney cap, and replace sunroom windows with 12" longer windows.

Gary Moore shared the proposal for work to be done to the Schullingers' house. Three doghouse dormers would be converted to one dormer, windows would be extended, and the chimney cap

would be replaced. It was established that the dormer work is intended to make the upstairs area more spacious. There was no discussion.

Vote 4-0. Approved.

APPROVAL OF MINUTES – 06/09/25 and 06/11/25

Vote 4-0. Approved.

Other Business:

The Board inquired about a previous application to ask about the Development Review Board's opinions. They continued to encourage the businesses around the Woodstock Welcome Center to develop a communal trash system and are interested in a pedestrian-focused revitalization of Mechanic Street. Staff agreed to share the minutes from the last VDRB meeting.

The Board discussed their relationship with the Development Review Board and was curious about opportunities for better communication.

The Board continued to express interest in developing design review guidelines. Staff explained that the Planning Commission is currently editing the village zoning bylaws and agreed to share information about the next meeting.

Adjournment:

Meeting adjourned at 4:18 pm.