

PUBLIC MEETING AGENDA

TOWN OF WOODSTOCK, VERMONT

31 The Green

Woodstock, VT 05091

(802) 457-7515

VILLAGE DEVELOPMENT REVIEW BOARD

Wednesday, May 27, 2026, at 5:30 PM

The Meeting will be held in person and via Zoom
The login information is at the bottom of this agenda.

I. CALL TO ORDER: 5:30 PM

II. ADJUSTMENTS TO AGENDA

III. PUBLIC HEARINGS

A. **V-0066-26: Dan Ball**

LISTER'S NUMBER: 23.55.22

REVIEW TYPE: Design Review

LOCATION: 39 South Street

PROPOSAL: Add portico to entry door adjacent to garage door.

IV. APPROVAL OF MINUTES

A. 5/13/2026 VDRB Minutes

V. DELIBERATIONS

VI. OTHER BUSINESS

A. Discussion regarding the Rules of Procedure.

VII. ADJOURNMENT

This Meeting will be held in person at Town Hall, 31 The Green and via Zoom. Click the link below to join:

<https://us02web.zoom.us/j/88648851165?pwd=SzJPWHJDTINDK2ZVNXBzdVAradyodz09>

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: Dan Ball Phone: 908-208-8220 Email: dball@ballfinancial.com
Address: 7 Pilgrims Path City/Town: Sudbury State: MA Zip Code: 01776
Co-Applicant: _____ Phone: _____ Email: _____
Address: _____ City/Town: _____ State: _____ Zip Code: _____
Signature(s): [Signature]
*What is the best way to contact you? Phone or Email 802-356-1493
*What address would you like your Notice of Hearing/Permit mailed to? _____

Agent Authorization

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

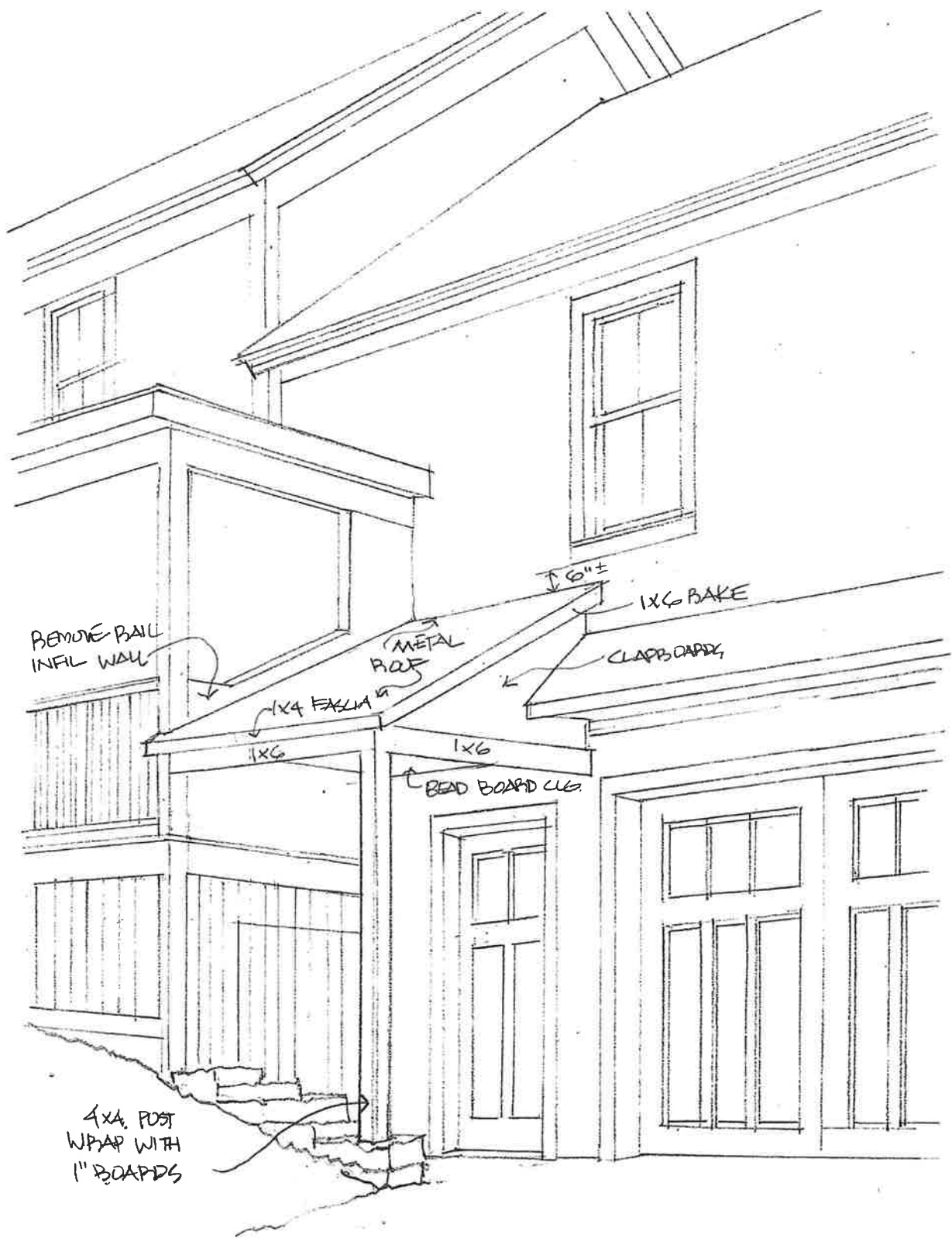
I, Dan Ball owner of property located at 39 South St. Woodstock, Vermont, hereby designate as my agent
Name of Agent: Steve Hiller Phone: 802-356-1493 Email: hillercontractor@gmail.com
Address: 19 Mountain Ave City/Town: Woodstock State: VT Zip Code: 05091
Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation
Signature: [Signature]

Parcel ID Number(s): 23.55.22 Address: 39 South St. Zoning District: RHD Overlay District: DR
Proposal of project: add patio to entry door adjacent to garage door

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

Village Design Review Hearing Date: _____ Village Development Review Hearing Date: 5/27
Town Development Review Hearing Date: _____ South Woodstock Review Hearing Date: _____
Planning Commission Hearing Date: _____ Conservation Commission Hearing Date: _____ Administrative: _____

Date Recvd: 5/8 Date Complete: 5/8 By: el Application #: V-0066-25
Review Fee: \$350 Itemized Fee: \$140 Recording Fee: \$15 Total Fee: \$505
Paid: cash _____ check _____ MuniPay: _____ Payment Date: _____



ENTRY PORCH - WITH NOTES

39 SOUTH ST.
WOODSTOCK VT
5/6/2026



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 May 13, 2026, at 5:30 PM to conduct the following business:

Members Present: Jane P. Soule (Chair), Randy Mayhew, Wendy Spector and MaryAnne Flynn.

Public Present: Seth Westbrook, Benjamin Pauly, Tom List, Chris Williamson, Norm Frates, Tina Levengood, Brian Burkholder, Cindy List, Graham Hankey, Doug Calvey, Mark Hovnanian, Jack Rossi, and Judi Greene.

Staff Present: Emily Collins.

Call to Order:

The meeting was called to order at 5:30 PM.

Public Hearings:

A. V-0057-26: Jeff McGee

Lister's Number: 23.51.29

Review Type: Design Review

Location: 33 Mountain Ave

Proposal: Replace all windows and front door.

Norm Frates, on behalf of Jeff McGee, presented an application to replace all windows and the front door at the location. The windows are about 40 years old and need to be replaced, as well as the front door. The board discussed locations of the proposed alterations with the applicant; 16 windows, including 3 slider doors, will be replaced in total.

Randy Mayhew motioned to close testimony.

Wendy Spector seconded the motion.

Approved 4-0.

Randy Mayhew motioned to approve the application.

Wendy Spector seconded the motion.

Approved 4-0.

B. V-0051-26: Autumn Leaf Properties, LLC

Lister's Number: 21.53.15

Review Type: Design Review

Location: 77 Pleasant Street

Proposal: Replace existing windows with vinyl, one over one, double sash, thermal pane windows.

Chris Williamson presented an application to replace a few existing windows at the property. The windows will be replaced to be consistent with the existing windows, and with other windows in the neighborhood. The board had no further questions.

Randy Mayhew motioned to close testimony.

Wendy Spector seconded the motion.

Approved 4-0.

Randy Mayhew motioned to approve the application.

Wendy Spector seconded the motion.

Approved 4-0.

C. V-0055-26: Eva Douzinas

Lister's Number: 21.53.12

Review Type: Design Review

Location: 69 Pleasant Street

Proposal: Install two screens: one 5.5' x 13' aluminum lattice, satin black, stationary, in front of exterior exhaust fan, and one 6.5' x 17' wood lattice, dark green, swinging gate, attached to retaining wall in front of dumpsters.

Tom List presented the application on behalf of Eva Douzinas to add two screens; the location is home to Farmer and the Bell. An aluminum lattice screen will be added to the property to screen the exhaust bed from the kitchen. A swinging gate will also be added to a retaining wall in front of dumpsters. The board had no urgent questions for the applicant.

MaryAnne Flynn motioned to close testimony.

Wendy Spector seconded the motion.

Approved 4-0.

Maryanne Flynn motioned to approve the application.

Wendy Spector seconded the motion.

Approved 4-0.

D. V-0061-26: Eva Douzinas

Lister's Number: 23.56.13

Review Type: Design Review

Location: 4 The Green

Proposal: Repair exterior trim, construct ADA compliant front entrance, relocate side deck to rear, construct new room on S/SE corner, reconfigure windows and doors on rear, reconfigure interior spaces, construct ADA compliant bathroom, and add exterior patio space as depicted on landscape plan.

Seth Westbrook presented the application on behalf of Eva Douzinas. The proposed alterations will improve ADA compliance to the building as well as internal changes for office spaces and bathrooms. The alterations will also include an exterior patio space.

Randy Mayhew motioned to close testimony.

Wendy Spector seconded the motion.

Approved 4-0.

MaryAnne Flynn motioned to approve the application.

Randy Mayhew seconded the motion.

Approved 4-0.

E. V-0063-26: Ellen Kirrane

Lister's Number: 23.55.28.999

Review Type: Design Review

Location: 51 Terrace Street Unit B

Proposal: Repair foundation crack, driveway, steps, and retaining wall.

Ellen Kirrane presented an application to fix the drainage in and lengthen the driveway to prevent the progression of a foundation crack. The stairs and retaining wall at this property will be replaced as well. The board asked for a few clarifications on the proposed alterations from the applicant.

MaryAnne Flynn motioned to close testimony.

Wendy Spector seconded the motion.

Approved 4-0.

MaryAnne Flynn motioned to approve the application.

Wendy Spector seconded the motion.

Approved 4-0.

F. V-0052-26: Doug Calvey

Lister's Number: 23.52.30

Review Type: Design Review

Location: 80 River St

Proposal: Construct a 63' x 3.5' segmental retaining wall with drainage system, connecting to existing retaining wall.'

Doug Calvey and Mark Hovnanian presented the application to construct a segmental retaining wall with drainage system that connects to the existing retaining wall. The board asked for a few clarifications on the proposed alterations from the applicant but had no urgent questions.

MaryAnne Flynn motioned to close testimony.

Wendy Spector seconded the motion.

Approved 4-0.

MaryAnne Flynn motioned to approve the application.

Randy Mayhew seconded the motion.

Approved 4-0.

G. V-0056-26: Graham Hankey

Lister's Number: 23.51.10

Review Type: Design Review

Location: 6 Mountain Ave

Proposal: Install cedar fence with shower.

Graham Hankey presented an after-the-fact application for an installed cedar fence with a two-season shower. Hankey provided a brief history of the property, which included a boundary line adjustment and purchase. The main fence is seven feet, and the shower is about six feet. Though seven-foot fences are not typically permitted in the Village, this height was previously permitted by the board in 2020. The board had no further questions.

Randy Mayhew motioned to close testimony.

Wendy Spector seconded the motion.

Approved 4-0.

Randy Mayhew motioned to approve the application.

Wendy Spector seconded the motion.

Approved 4-0.

H. V-0059-26: Woodstock Community Food Shelf

Lister's Number: 21.51.03

Review Type: Conditional Use

Location: 217-4 Maxham Meadow Way

Proposal: Change of use for food distribution.

Judi Greene and Wendy Krygier presented an application to change the use of a property from daycare to food distribution. The board had previously reviewed this application and had no concerns.

Maryanne Flynn motioned to close testimony.

Wendy Spector seconded the motion.

Approved 4-0.

MaryAnne Flynn motioned to approve the application.

Randy Mayhew seconded the motion.

Approved 4-0.

I. V-0049-26: Woodstock Resort Corp

Lister's Number: 23.56.37

Review Type: Design Review

Location: 24 South Street

Proposal: Rebuild back steps and landing and add 17' x 24' deck off the ground floor rear of building.

Benjamin Pauly, on behalf of the Woodstock Resort Corp, presented an application to add a deck and to rebuild the back steps at the property. The board had no further questions.

Wendy Spector motioned to close testimony.

Randy Mayhew seconded the motion.

Approved 4-0.

MaryAnne Flynn motioned to approve the application.

Randy Mayhew seconded the motion.

Approved 4-0.

Approval of Minutes:

The board reviewed the 4/22/26 VDRB minutes.

Randy Mayhew motioned to approve the minutes as submitted.

MaryAnne Flynn seconded the motion.

Approved 4-0.

Deliberations:

The board held open deliberations.

Other Business:

The next meeting is set to occur on May 27th, 2026, at 5:30 PM.

Adjournment:

Randy Mayhew motioned to adjourn the meeting.

MaryAnne Flynn seconded the motion.

Approved 4-0.

The meeting adjourned at 6:30 PM.