

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 August 26, 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: Sean Williams, Dan Warren, and Ben Halley.

Staff Present: Emily Collins and Savannah Spannaus.

Call to Order:

The meeting was called to order at 5:32 PM.

Public Hearings:

A. V-0004-27: Fidium

Lister's Number: 24.52.05

Review Type: Conditional Use

Location: 9 Gold Ave

Proposal: Replace existing generator, place on concrete pad with shadow box screen fence at south corner of building.

Sean Williams, on behalf of Fidium, presented an application to replace an existing generator. The new permanent emergency generator will be placed on a concrete pad and encased with a 15' x 22' privacy screen fence at the south corner of the building. The new unit will come equipped with a silencer and emit a noise level of 65.3 dba. The generator will be tested monthly.

Rob Wallace and Sandra Benoit, abutting property owners, presented a series of questions and concerns with the new generator. The main concerns included the size of the privacy fence, visibility of the structure, and the sound emitted from the generator.

Wendy Spector inquired about the sound levels of the existing generator, and though the applicant stated that the new generator would be quieter than the previous one.

The applicant agreed to do a sound test after installation to ensure that the new generator would have an appropriate sound level.

MaryAnne Flynn motioned to close testimony.

Wendy Spector seconded the motion.

Approved 4-0.

MaryAnne Flynn motioned to approve the application, with the condition that the applicant submits a sound report upon installation.

Wendy Spector seconded the motion.

Approved 4-0.

B. V-0007-27: Kristen McEntyre

Lister's Number: 23.51.21

Review Type: Design Review

Location: 45 River Street

Proposal: To remove one 31' 7/8" x 65' window on the west side of the existing building and install two new 32' 1/2" x 48' 1/4" windows and install a new high efficiency furnace.

Ben Halley, on behalf of Kristen McEntyre, presented an application to remove one window on the west side of the building and to subsequently install two new windows. The new windows will match the existing windows.

There were no concerns with this application.

Wendy Spector motioned to close testimony.

MaryAnne Flynn seconded the motion.

Approved 4-0.

Wendy Spector motioned to approve the application.

MaryAnne Flynn seconded the motion.

Approved 4-0.

Approval of Minutes:

The board reviewed the 8/12/2026 minutes.

Wendy Spector motioned to approve the 8/12/2026 minutes.

Randy Mayhew seconded the motion.

Approved 4-0.

Deliberations:

The board held open deliberations.

Other Business:

The next meeting is set to occur on September 9th, 2026, at 5:30 PM.

The board discussed the Rules of Procedure. Randy Mayhew noted problems with the current draft and offered to draft some edits to discuss at the next meeting.

Adjournment:

Wendy Spector motioned to adjourn the meeting.

MaryAnne Flynn seconded the motion.

Approved 4-0.

The meeting adjourned at 6:07 PM.