

**BOARD OF VILLAGE TRUSTEES
WOODSTOCK SELECT BOARD**

June 27, 2019

7:00PM

Woodstock Town Hall

JOINT MEETING

Minutes

Present: Select Board Chairman L.D. Sutherland, Mary Riley, John Doten(@7:14pm), Ray Bourgeois, Jill Davies, Village Trustees Chairman Jeffrey Kahn, Cary Agin, Keri Cole, Serena Nelson, Phil Swanson, Beth Fish, Macy Lawrence, Christian Avar, Derek Demas, Tierney Vaughn, Gail Childs, Dave Bollinger, Hunter Melville, Jessica Melville, Allan Stadler, Sara Stadler, Sandra von Unwerth, Tim Collins, Dan Audette, Rick Terwelp, Mary MacVey, Barry Milstone, Charlotte Hollingsworth, Bob Crean, Jason LeMoine, James Ziobro, Sam Segal, Mary Busl, Chris Williamsen, John Kim, Jen Falvey, Chris Miller, Mary Anne Flynn, Jill Nixa, Nancy Hoblin, Brenda Blakeman, Clay Reed, Timothy Dore, Marisa Serafini, Charles D'Ambrosio, Ryan Coyne, Sarah Hammerschlag, Bonnie Hammerschlag, Alin Hammerschlag, Mary Mayhew, Randy Mayhew, Charlie Kimbell, Jon Spector, Sherry Belisle, Bob Belisle, Dan Sullivan, Curt Peterson, Frank O'Connell, Barbara O'Connell, Jack Anderson, Cynthia Stevens, Kat Gray, Carole Pickett, Beth Finlayson, Sally Miller, Susan Boston, Chris Lang, M. McLoughlin, Phil Camp, Patrick Fultz, Karim Houry, Isabelle Chicoine, Christa Prescott, Diana Brown, David Brown, Joe Swanson, John King, Michael Brands

I. CALL TO ORDER

- a. Select Board
 - i. Select Board Chairman L.D. Sutherland called the joint meeting with the Village Trustees to order at 7:04pm.
- b. Village Trustees at 7:04pm
 - i. Village Trustees Chairman Jeffrey Kahn called the joint meeting with the Select Board to order at 7:04pm.

II. ADDITIONS TO AND DELETIONS FROM THE POSTED AGENDA

- a. Select Board Matters
 - i. Liquor License – Braden's LLC dba Coburns at 3 Elm Street
 - ii. Review bids for Prosper Road
 - iii. VT100 Endurance Race – July 20th – approval for race route
 - iv. Approval of Town Road and Bridges Standards
 - v. WWTF -Bio Solids
- b. Trustee Matters
 - i. Approval of Village Road and Bridges Standards

III. PUBLIC INFORMATION HEARING – SHORT-TERM RENTALS

- a. The Select Board and Village Trustees heard opinions from residents on Short-Term Rentals.
- b. The following is a summary of the concerns received:

- i. The regulations for Short-Term Rentals need to be enforced.
 - 1. Ms. Hoblin lives next to a house on High Street where there have been 5 separate guests in one week and nothing has been done. The Short-Term Rental owner is breaking the rules and hasn't been held accountable.
 - 2. Mr. Logan stated that, "Nobody is talking about shutting down Short-Term rentals, just reviewing the regulations that have not been updated since 2002."
- ii. The "playing field" between Short-Term Rentals and B&Bs and Inns needs to be leveled.
 - 1. Mr. Fultz talked about compromise and not wanting to get rid of Short-Term Rentals but making sure that they are regulated.
- iii. Permits need to be required and a fee should be put in place for the permits to pay for enforcement.
- iv. Everyone should be on the same "playing field" for Short-Term Rentals, meaning that 5 acre and forestry should have to get permits as well.
 - 1. Mr. Lang talked about 5 acres plus and forestry zoned properties. He thinks that they should have permits and there is a need to "police" the weddings and events of Short-Term Rentals.
- v. Short-Term Rentals are the not the Town's business.
- vi. Some people rely on Short-Term Rentals to afford to live in Woodstock. They cannot afford to own a home in the town or village without the income from Short-Term Rentals and renting it long term would not allow for them to use the residence.
- vii. Is the Short-Term Rental Regulations an emergency situation?
 - 1. Mr. Coyne suggested that the regulations be reviewed without considering this an emergency. Many in the audience agreed with him.
- viii. A question was asked about how Short-Term Rental changes topic came about.
 - 1. Ms. Davies answered the question. Ms. Davies listened to the Housing Study done this past year by the EDC and did some research with a group interested in the housing study. It seemed like a good opportunity to hit the pause button and review the current regulations for Short-Term Rentals. The Planning Commission has been looking at the Short-Term Rental regulations for the past 5 years.
 - 2. Ms. Cole said that one of the problems and reasons to hit the pause button is that Mr. Brands currently receives a lot of complaints, but the regulations do not allow him to enforce the regulations.
 - a. The Planning Commission wants to re-write the regulations so that enforcement can happen.
- c. Susan Ford submitted a letter pertaining to Short-Term Rental Regulations, as she was unable to attend. Her letter encouraged more conditions and supervision for Short-Term Rentals.

- d. Mr. Demas spoke about being a landlord and Short-Term Rental owner in Woodstock. Mr. Demas went on to talk about the statistics of property values, Short-Term Rental property owners, and the effect of restrictive Short-Term Rental regulations in Woodstock. A copy of what he spoke about is available as a supplement to these minutes.

IV. OTHER BUSINESS

a. Select Board Matters

i. Liquor License – Braden’s LLC dba Coburns at 3 Elm Street

Motion: by Ms. Riley to approve the liquor license for Braden’s LLC dba Coburns as submitted.

Seconded: by Mr. Doten

Discussion: None

Vote: 5-0-0, passed.

ii. Review bids for Prosper Road

1. The Town of Woodstock received a Class 2 Road Grant from the State of Vermont. The grant money is going to be used to resurface and do ditch work on Prosper Road. The following bids were received for the work:
 - a. K&S Construction - \$312,625
 - b. Gurney Brothers Construction - \$259,800
 - c. Nott’s Excavating - \$217,161

Motion: by Mr. Doten to accept the bid from Nott’s Excavating for \$217,161 as submitted.

Seconded: by Mr. Bourgeois

Discussion: None

Vote: 5-0-0, passed.

iii. VT100 Endurance Race – July 20th – approval for race route

1. The race director has emailed to say that they are going to keep the racecourse the same and instead of having the runners cross the river at Lincoln Covered Bridge, they will use the water crossing that the horses use.

Motion: by Ms. Davies to approve the application as submitted.

Seconded: by Mr. Doten

Discussion: None

Vote: 5-0-0, passed.

iv. Approval of Town Road and Bridges Standards

Motion: by Ms. Davies to approve the Town Road and Bridge Standards as submitted.

Seconded: by Ms. Riley

Discussion: None

Vote: 5-0-0, passed.

v. WWTF -Bio Solids

1. Mr. Swanson updated the Board on the treatment plant bio-solids and the need to have it de-watered and trucked out of state.

b. Trustee Matters

i. Approval of Village Road and Bridges Standards

Motion: by Ms. Cole to approve the Village Road and Bridge Standards as submitted.

Seconded: by Mr. Agin

Discussion: None

Vote: 4-0-0, passed.

c. Next Joint Meeting

i. July 8th, 2019 is the next Joint Meeting.

1. To discuss what was heard tonight at the meeting and discuss where the Town and Village go from here.
2. Also, an executive session regarding personnel matters.

V. ADJOURNMENT

Motion: by Mr. Agin to adjourn the Village Trustees portion of the meeting at 8:00pm.

Seconded: by Ms. Cole

Discussion: None

Vote: 4-0-0, passed.

Motion: by Mr. Doten to adjourn the Select Board portion of the meeting at 8:16pm.

Seconded: by Ms. Davies

Discussion: None

Vote: 5-0-0, passed.

Respectfully Submitted,

Beth Fish

Village Board of Trustees:

Jeffrey Kahn, Chair
Cary Agin
Keri Cole
Serena Nelson
Antonina DiNatale

Town Select Board:

L.D. Sutherland, Chair
John Doten
Jill M. Davies
Mary Riley
Ray Bourgeois