

**Town of Woodstock
Select Board Meeting
May 3, 2022
10:00 am
Town Hall & Zoom
Agenda**

- A. Call to order**
- B. Additions to & deletions from posted agenda**
- C. Citizen Comments**
- D. Manager's Report**
- E. Permits**
- F. Old business**
 - 1. Historical Preservation Committee**
- G. New business**
 - 1. Chat Feature on Zoom**
 - 2. Review Special Article**
 - 3. Planning Commission Vacancies**
- H. Other business**
- I. Board of Sewer Commissioners**
- J. Approval of minutes**
 - 1. 4/5/22 minutes**
 - 2. 4/11/22 minutes**
 - 3. 4/13/22 minutes**
 - 4. 4/19/22 minutes**
 - 5. 4/22/22 minutes**
- K. Adjournment**

This Meeting will be held on Zoom

The link to join us is

<https://us02web.zoom.us/j/84782406503?pwd=UXAzWnJxaEE0MzJaMlBKeHJPUjB6QT09>

or from zoom.us you can enter these details to join the meeting

Meeting ID: 847-8240-6503

Password: 247624

You can also download the Zoom app on your smartphone

For those without a computer or smartphone you may call in:

Phone number: 646 558 8656

Meeting ID: 847-8240-6503

Password: 247624

For Help on Joining Use this Link:

<https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

- **Please join the meeting ten minutes prior to start, so we can give technical help if needed.**
- **We will ask everyone on the phone and zoom to identify themselves, so we know who is present.**
- **Please raise your hand on the Participant tab to comment or ask a question.**
- **Press *9 to raise your hand by phone**

Sample Ordinance to create a Certified Local Government Historic Preservation Commission in accordance with the *Regulations for the Vermont Certified Local Government Program*

Prior to requesting designation as a Certified Local Government, a community must complete the following tasks:

- Agree to enforce, within its jurisdiction, the provisions of the [Vermont Municipal and Regional Planning and Development Act \(24 V.S.A. chapter 117\)](#), the [Vermont Historic Preservation Act \(22 V.S.A. chapter 14\)](#), and any other state or local legislation which may be enacted for the designation and protection of historic properties; and
- Establish, by action appropriate to its procedures, a Historic Preservation Review Commission of not less than three (3) nor more than nine (9) members appointed by the legislative body of the local government.

The following sample ordinance has been developed by the Vermont Division for Historic Preservation to help communities meet the necessary requirements to become a Certified Local Government. Communities are advised to contact the Division for review of the proposed ordinance prior to starting the local ordinance adoption process.

After passage of the local ordinance, please contact the Division for information on how to request certification.

Contact:

Devin Colman
State Architectural Historian
802-828-3043
devin.colman@vermont.gov

ORDINANCE
For Establishment of a Historic Preservation Commission in
the Town of Woodstock

WHEREAS, the **Town of Woodstock** contains historic buildings, structures, objects, sites and districts of local, state and national significance and the **Select Board** has determined that a Historic Preservation Commission would be beneficial to the cultural enrichment and general well-being of the community,

NOW, THEREFORE, pursuant to authority granted them by Title 24, Vermont Statutes Annotated, and Section **XXX** of the Charter of the **Town of Woodstock**, the Board of Selectors hereby ordains and enacts as follows:

1. The **Town of Woodstock** has agreed to enforce, within its jurisdiction, the provisions of the Vermont Municipal and Regional Planning and Development Act (24 V.S.A. Chapter 117), the Vermont Historic Preservation Act (22 V.S.A. Chapter 14), and any other state or local legislation which may be enacted for the designation and protection of historic properties.
2. The **Town of Woodstock** hereby establishes a Historic Preservation Commission of **XXX [between 3 and 9]** members appointed by the **Select Board**. The structure and responsibilities of the Historic Preservation Commission shall be as follows:
 - a. The commission shall be composed of professional and lay members, a majority whom reside within the jurisdiction of the **Town of Woodstock**.
 - b. All members of the commission shall have a demonstrated interest, competence or knowledge in historic preservation.
 - c. To the extent available within the jurisdiction of the **Town of Woodstock**, at least a majority of the members shall be professionals who meet the "Professional Qualifications Standards" published by the National Park Service in 36 CFR Part 61 including those from the disciplines of history, pre-contact or historic archaeology, architectural history, architecture and historical architecture who meet the requirements outlined in Appendix A of the *Regulations for the Vermont Certified Local Government Program*. Members representing other historic preservation related disciplines, such as urban planning, American studies, American civilization, cultural geography, or cultural anthropology, and lay members are encouraged. When a discipline is not represented on the commission, the commission shall seek the assistance of the Vermont Division for Historic Preservation in obtaining the necessary expertise when considering National Register nominations and other actions that will impact properties which are normally evaluated by a professional in such discipline.

- d. All activities of the commission shall be in accord with the terms of the Vermont Open Meeting Law (1 V.S.A. Chapter 5, Subchapter 3), and the commission shall take additional steps as it deems appropriate to stimulate public participation in commission activities, such as, publishing its minutes, publishing the procedures by which assessments of potential National Register nominations will be carried out or using public service announcements to publicize commission activities.
- e. The commission shall meet no less than four times each year, and maintain an attendance rule for commission members.
- f. The commission shall have written rules of procedure, including conflict of interest provisions in compliance with the Historic Preservation Fund Grants Manual.
- g. The commission shall have the following responsibilities, to be carried out in coordination with and in accord with format and standards established by the Division:
 - i. Creation and maintenance of a system for the survey and inventory of historic properties within its jurisdiction that is coordinated with the *Vermont Historic Sites and Structures Survey* and the *Vermont Archaeological Inventory*.
 - ii. Preparation, for submission to the Division by the **Select Board**, of a report concerning properties within its jurisdiction that are under consideration for nomination to the National Register of Historic Places. The report shall be prepared in cooperation with the Division and shall be prepared in a manner consistent with the requirements of the National Historic Preservation Act as described in the *Regulations for the Vermont Certified Local Government Program*.
 - iii. When determined to be appropriate in the discretion of the commission, preparation and submission for approval by the **Select Board** of grant applications to the Division for funds from the CLG share of the state's annual Historic Preservation Fund (HPF) grant award.
 - iv. Advising and assisting the **Select Board**, Planning Commission, and other appropriate persons on matters related to historic preservation.
 - v. Performance of additional responsibilities in accordance with a mutual written agreement between the Division and the Certified Local Government.

Appendix A: Professional Qualifications

From the "Regulations for the Vermont Certified Local Government Program"

In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

(a) History. The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

- (1) At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historical organization or agency museum, or other professional institution; or
- (2) Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

(b) Archaeology. The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or clearly related field plus

- (1) At least one year of full-time professional experience or equivalent specialized training in archaeological research, administration, or management;
- (2) At least four months of supervised field and analytic experience in general North American archeology, and
- (3) Demonstrated ability to carry research to completion.

In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archaeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archaeological resources of the historic period.

(c) Architectural History. The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with course work in American architectural history; or a bachelor's degree in architectural history, art history, historic preservation, or closely related field plus one of the following:

- (1) At least two years of full-time experience in research, writing, or teaching American architectural history, or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
- (2) Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

(d) Architecture. The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years of full-time professional experience in architecture; or a state license to practice architecture.

(e) Historic Architecture. The minimum professional qualifications in historic architecture are a professional degree in architecture or state license to practice architecture, plus one of the following:

- (1) At least one year of graduate study in architectural preservation, American architectural history, preservation planning or closely related field; or
 - (2) At least one year of full-time professional experience on historic preservation projects.
- (3) Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

**Town of Woodstock
Select Board Meeting
April 5, 2022
10:00 am
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Mary Riley, Keri Cole, Susan Ford, William Kerbin, Nikki Nourse, Janet Proctor, Ernesto Fernandez, Peggy Fraser, John Doten, Patrick Fultz, Tess Hunter, Todd Ulman, Jon Spector, Elijah Lemieux, Tom Ayres, Jill Davies, Fire Chief David Green, Joe DiNatale, Darren Marcy, Barry Milstone, Bill Corson

A. Call to order

1. Chair Spector called the Select Board Meeting of April 5, 2022, to order at 10:00 am.

B. Town Development Review Board Interview – Ernie Fernandez

1. Mr. Fernandez is very involved in the community. He would like to bring his experience of urban planning to the Town. He would like to learn and contribute in any way he can.

C. Additions to & deletions from posted agenda – none

D. Citizens comments – none

E. Manager's report

1. Mr. Kerbin stated that he and Jonathan Wilson are going to participate in a capital planning forum this Friday to discuss our capital plan. They had a 30% review meeting for the Main Wastewater Plant. This means they are 30% along on completing the preliminary engineering report.

F. Permits

1. Liquor License Renewals

- a. JHI Operations LLC – Jackson House Inn
- b. NMB LLC – Soulfully Good Café
- c. Structures RBR Inc
- d. South Woodstock Community Partnership LLC – SWCS

Motion: by Ms. Ford to approve the Liquor License Renewals for JHI Operations LLC, NMB LLC, Structures RBR Inc, and South Woodstock Community Partnership LLC as submitted.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

2. Overweight Truck Permits

- a. Gurney Brothers Construction Inc
- b. Rk Miles Inc
- c. Structures RBR Inc
- d. Birdseye Building Company
- e. Demag Riggers & Crane Srv Inc
- f. Structural Wood Corp
- g. Chase Site Services Inc
- h. Camp Precast Concrete Products Inc

- i. Ross Express LLC
- j. SD Ireland
- k. Borderline Trucking LLC
- l. WB & RL Martin Inc
- m. Fornwalt Excavation LLC
- n. C-V Oil Co Inc
 - i. Incomplete
- o. Pike Industries Inc
- p. Irving Energy
 - i. Incomplete
- q. Casella Construction
- r. Beacon Sales Acquisition
- s. Stacey Thomson Properties LP
- t. Baker Distributing Corporation
- u. 802 Fuel LLC – David White
- v. Sargent Concrete & Construction LLC
- w. ArborScape Inc
- x. Dead River Co
- y. Turks Auto Body Inc

Motion: by Mr. Bourgeois to approve the overweight truck permits for Gurney Brothers Construction Inc, Rk Miles Inc, Structures RBR Inc, Birdseye Building Company, Demag Riggers & Crane Srv Inc, Structural Wood Corp, Chase Site Services Inc, Camp Precast Concrete Products Inc, Ross Express LLC, SD Ireland, Borderline Trucking LLC, WB & RL Martin Inc, Fornwalt Excavation LLC, Pike Industries Inc, Casella Construction, Beacon Sales Acquisition, Stacey Thomson Properties LP, Baker Distributing Corporation, 802 Fuel LLC, Sargent Concrete & Construction LLC, ArborScape Inc, Dead River Co, and Turks Auto Body Inc as submitted.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 5-0-0, passed.

3. Parade Permit – Prouty Ultimate Bicycle Ride – Friends of the Norris Cotton Cancer

- a. Ms. Proctor stated that the last few years this has been a virtual event. Their plan is to come in on River Road. They will continue north on Route 12. It is Friday, July 8th. They leave Hanover at 6:00 am. It will be between 7:00 am and 8:00 am when they come through Woodstock.

Motion: by Ms. Ford to approve the parade permit for the Prouty Ultimate Bicycle Ride as submitted.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

G. New business

1. 2022 EDC Grant Recommendations

- a. Mr. Spector stated that the EDC is recommending funding 19 projects. Expanding Wassail Weekend grants funds for activities on Saturday and Sunday, specifically buses to bring people to the center of Town from remote parking. It does expand some activities for a two hour period during Friday afternoon.

Streetscape Enhancement is basically for benches and trees. The Woodstock Nursery School requested \$20,000 to use. \$5,000 is to enable them to hire a teacher to bring themselves back up to pre-covid capacity. \$15,000 was requested because they were unsettled about their financial situation. The contingency is, that the EDC give them the \$5,000 and they keep the \$15,000 for them to ask for if they need it.

- b. Mr. DiNatale is concerned about the Bookstock application. They mentioned they wanted to use some of the money for porta potties in the Green. They have the Welcome Center, so people have access to a bathroom.
- c. Chair Swanson stated that any porta potties would be subject to the Trustees approval. He does not believe they would approve that.
- d. Mr. Spector stated that Village Beautification is one of three that have the same conditions. This is a grant from the Chamber for holiday lights and flowers. The condition also applies to the Fireworks and the Woodstock Greeter Project. The EDC will set aside the full amount. They will reimburse invoices for half the amount. They will release the other half when any of these organizations say that they have made a good effort to try to raise the money from individuals or businesses. Startup Woodstock is a business plan competition. They have raised \$20,000. It is a \$30,000 competition where they would grant funds. They would have a panel of judges. They would solicit businesses to start up in Woodstock. They will give one grant of \$30,000 or maybe two grants of \$15,000. It will all be public. It will probably be finished by end of this year. Other communities have done this. Vail Field Revitalization is a grant for \$39,000. This is for kids, community, and residents. The contingency is that they erect a placard post that describes some of the history of Vail Field. They held two public meetings for people who might be interested in creating accessory dwelling units. As they laid out the process of building an ADU, people said they needed help navigating through the steps. The grant is written for the Housing Advisor to support three programs and one of them is the ADU program. The other two are the home share program and the rental incentive pilot program.
- e. Ms. Davies stated that to have an ADU, you have to show that you have adequate water and sewer whether you live in the Village or the Town. Zoning will be involved in the permit process. These programs have been used well with good effect in other towns. They want to start working on this issue. It is the fastest way to get more units which is what they need.

Motion: by Mr. Bourgeois to approve the 19 grants totaling \$302,947 for projects to enhance Woodstock's economic and community development.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 5-0-0, passed.

H. Other business – none.

I. Executive Session

Motion: by Chair Swanson to enter executive session at 11:21 am.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 5-0-0, passed.

The Select Board exited executive session at 11:58 am.

Motion: by Mr. Bourgeois to authorize Mr. Kerbin to work with the Town Attorney to develop and execute an agreement in a manner that was discussed in executive session.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 4-0-0, passed. (Ms. Cole left the meeting)

Motion: by Mr. Bourgeois to appoint Ernie Fernandez to the Town Development Review Board.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 4-0-0, passed.

J. Approval of minutes

1. 2/15/22 minutes

2. 2/22/22 minutes

3. 3/3/22 minutes

Motion: by Mr. Bourgeois to approve the minutes for 2/15/22, 2/22/22, and 3/3/22 as submitted.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 4-0-0, passed.

K. Adjournment

Motion: by Ms. Riley to adjourn the meeting at 12:02 pm.

Seconded: by Chair Swanson.

Discussion: none.

Vote: 4-0-0, passed.

*Respectfully submitted,
Nikki Nourse*

Town of Woodstock
Select Board Special Meeting
April 11, 2022
9:00 am
Town Hall & Zoom
Minutes

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Mary Riley, Fire Chief David Green, Nikki Nourse, Kathy Avellino, Steven Bauer, Tess Hunter, Richard Wacker

A. Call to order

1. Chair Swanson called the Select Board Meeting of April 11, 2022 to order at 9:00 am.

B. Additions to & deletions from posted – none.

C. Citizens comments – none.

D. New business

1. Approval of loan for South Woodstock Wastewater Treatment Construction – tabled.
2. Appointment of Steven Bauer as Interim Zoning Administrator

Motion: by Ms. Riley to appoint Steven Bauer as Interim Zoning Administrator.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 3-0-0, passed.

E. Other business – none.

F. Adjournment

Motion: by Mr. Bourgeois to adjourn the meeting at 9:01 am.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 3-0-0, passed.

Respectfully submitted,
Nikki Nourse

Town of Woodstock
Select Board Special Meeting
April 13, 2022
10:00 am
Town Hall & Zoom
Minutes

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Mary Riley, Keri Cole, Susan Ford, Fire Chief David Green, Nikki Nourse

A. Call to order

1. Chair Swanson called the Select Board Meeting of April 13, 2022 to order at 10:00 am.

B. Additions to & deletions from posted agenda

1. Addition – Appointment of Steven Bauer to Interim Zoning Administrator

C. Citizen comments – none.

D. Approval of loan for South Woodstock Wastewater Treatment Construction

Motion: by Mr. Bourgeois to authorize the signing of the loan agreement with the Vermont Municipal Bond Bank for the amount of \$2,510,248 for the South Woodstock Wastewater Treatment Plant.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 5-0-0, passed.

E. Other business

1. Appointment of Steven Bauer to Interim Zoning Administrator

Motion: by Ms. Riley to appoint Steven Bauer as the Interim Zoning Administrator.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

2. Official places to post agendas

Motion: by Ms. Ford to make the three places to post agendas for 2022 be online on the Town website, and physically at the Town Office and the Emergency Services Building with the understanding that every effort will be made to place them on the List Serve.

Seconded: by Ms. Riley

Discussion: none.

Vote: 5-0-0, passed.

F. Adjournment

Motion: by Mr. Bourgeois to adjourn the meeting at 10:29 am.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 5-0-0, passed.

Respectfully submitted,

Nikki Nourse

**Town of Woodstock
Select Board Meeting
April 19, 2022
6:00 pm
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Mary Riley, Keri Cole, Susan Ford, Fire Chief David Green, Nikki Nourse, Sally Miller, Allison Longfield, Angela Ulman, Annie Abbott, Bill Corson, Carol Moriarty, David Gayck, David Nixa, Ethan Weinstein, Jamie Ziobro, Jeffrey Kahn, Jenna Barker, Jill Davies, Mary Hawkins, Mary Margaret Sloan, Michael Stoner, Nancy Brink, Phil Brown, Robin Lombard, Tess Hunter, Todd Ulman, Wendy Marrinan, Wendy Jackson, Roger Logan, Jenevra Wetmore, Tom Meyerhoff, Cynthia Volk, Mallory Bennet

A. Call to order

1. Chair Swanson called the Select Board meeting of April 19, 2022, to order at 6:00 pm.

B. Interview for Billings Park Commission – Wendy Jackson

1. Ms. Jackson stated that this is her 2nd time applying. She is a member of the Ottauquechee River Trail Committee. She is looking to deepen her commitment to their trail system here in Woodstock and further their hopes and plans to make the trails an even better marketing tool for the community.

C. Public Hearing – On Farm Restaurant Amendment

1. Chair Swanson stated that this is due to a change pursuant to title 24 which is municipal rules section 441 subsection B. The first amendment would be to add language; a restaurant located on site at a farm that sells meals featuring agriculture products produced on that farm and an on farm restaurant is not retail. Addition of following language to section 302 of residential Five Acre Section D farm restaurant section 536. The statement of purpose for the Town to recognize the benefits of local agriculture and to support innovative agricultural enterprises.
2. Ms. Ford stated that this language came to the Select Board from a petition.
3. Mr. Meyerhoff stated that he lives at 460 Pomfret Road. He believes Chair Swanson should recuse himself from this issue. He signed the petition which was part of the privately crafted agreement between the Town of Woodstock and the Hollands in favor of Peacefield Farm which was made public yesterday. The agreement was done secretly without the courtesy of notifying all interested parties and neighbors.
4. Ms. Bennett stated that Woodstock is dying. She just came from Dr. Coburn's. There were so many people trying to get into that restaurant

and there is no space for them. There is nowhere to go. There is nothing for anyone to do. There is nowhere for locals to eat.

5. Ms. Sloan stated that her background includes a number of years as executive director of Vital Communities which is an organization that supports both Vermont Farmers and Vermont local businesses. She is sympathetic but she believes there must be a balance. She feels strongly that this particular amendment should be rejected in full because it basically authorizes commercial activity in an area clearly zoned residential. They differentiate commercial retail and rural for a reason. The Town should not build in an exception which is what this amendment is. Farmers that want a restaurant can have an accessory on farm business. They can use that to build a restaurant.
6. Ms. Miller stated that they currently have a way for people to operate a business or commercial activity on their farm in Woodstock's zoning regulation. These are approved by the Town Development Review Board. This would be a conditional use permit.
7. Ms. Ulman stated that she does not think this amendment is going to open the floodgates for tons of restaurants and commercial uses on farms.
8. Chair Swanson stated that there are existing noise and lighting restrictions. Therefore, they do not need to be in the amendment. They will continue the public hearing on Friday, April 22nd at 9:30 am. The Interim Zoning Administrator, Steven Bauer will be present.

D. Additions to & deletions from posted agenda

1. Deletion – Signing of Dispatchers Union Contract

E. Citizen comments

1. Mr. Logan thanked Ms. Riley for her service as chair of the Select Board. There have been times that he has disagreed with her, but he always knew that she had the Town's best interest at heart. She approached things in an open and inclusive manner.

F. Manager's report

1. General report

- a. Chief Green stated that the sewer plant and the Lincoln Covered Bridge have both started work this weekend.

2. Financial report

- a. Discussed financial report.

G. Permits

1. Overweight truck permits

- a. Cota & Cota Inc
- b. MT Johnson Inc
- c. Hutch Crane & Pump Rental Corporation
- d. Limlaw Chipping & Land Clearing Inc
- e. TRK Trucking & Veilleux Logging Inc

Motion: by Mr. Bourgeois to approve the overweight truck permits for Cota & Cota Inc, MT Johnson Inc, Hutch Crane & Pump Rental Corporation, Limlaw Chipping & Land Clearing Inc, and TRK Trucking & Veilleux Logging Inc as submitted.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 5-0-0, passed.

Motion: by Mr. Bourgeois to make approving overweight truck permits an administrative task and approved in house without Select Board approval with proper review of certificates of insurance and making sure fees are paid.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 5-0-0, passed.

2. Liquor License Renewal – Woodstock Pizza Chef Inc

Motion: by Ms. Riley to approve the liquor license renewal for Woodstock Pizza Chef Inc as submitted.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 5-0-0, passed.

H. Old business

1. Discussion of Financial Committee

- a. Ms. Davies stated that they discussed this with the Trustees last week. They have talked about it before with the Select Board. The idea is to morph the Capital Budget Committee into the Finance Committee. The idea is that the Committee would report to the Select Board and the Trustees. The first phase would be to support and interim budget process for FY24. They would look at how the process is done, see if there are any amendments, sit in on meetings with the departments to see if they can help out. They would also continue with the capital budget plans for next year. The second phase is building a stronger platform. Jon Spector has done a lot of work with Zoie Parent to see how these could be improved.

Motion: by Ms. Ford to give the present Capital Budget Committee authority to now become the Finance Committee.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

I. New business

1. One time irrevocable decision to elect the "Standard Allowance" approach for our ARPA award - \$616,385.48

Motion: by Ms. Ford to make a one-time irrevocable decision to elect the standard allowance approach for the ARPA award the amount of \$616,385.48 to spend on

the provision of government services throughout the period of performance of the grant.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 5-0-0, passed.

2. IREC Steering Committee Rep

- a. Ms. Wetmore stated that the position is currently vacant for the Town of Woodstock for our intermunicipal regional energy group. She is the program coordinator at Sustainable Woodstock. She works closely with Geoff Martin who is the coordinator of IREC. She would be very excited to take on this role for the Town.

~~3. Signing of Dispatchers Union Contract – Deleted.~~

4. Member Town Ambulance Contracts

- a. Discussed in executive session

J. Other business – none.

K. Board of Sewer Commissioners

1. Sewer abatement requests

a. Lewis – 20 Heritage Condo Way Unit 31L

Motion: by Mr. Bourgeois to refund \$59.12, the penalty and interest assessed to Ms. Lewis.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 5-0-0, passed.

b. Seibold – 37½ South Street

1. Chief Green stated that Ms. Seibold is currently paid in full including the penalty and she is just asking for the penalty back.

Motion: by Ms. Ford to deny the request for penalty abatement for 37½ South Street.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 5-0-0, passed.

c. Chynoweth – 1104 West Woodstock Road

1. Mr. Chynoweth stated that he recently purchased 1104 West Woodstock Road which is next to Station 2. The sewer bill is generated from water usage from the previous year. It is not in line with what is actually being used. As of April 2021, there has been nobody living at the property. Since July 1, 2021, to the end of the first quarter of 2022, a total of less than 2,100 cubic feet of water has been used. He is being billed for 9,200 cubic feet of water.

Motion: by Ms. Ford to approve Mr. Chynoweth's request to pay the minimum payment for 5,000 cubic feet in the amount of \$657 with the penalty and interest.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 5-0-0, passed.

d. Gramling – 42 Heritage Condo Way Unit 17

Motion: by Ms. Cole to deny Ms. Gramling's request for penalty and interest forgiveness.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 5-0-0, passed.

L. Executive session

Motion: by Ms. Riley to enter executive session at 7:39 pm.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 5-0-0, passed.

The Select Board exited executive session at 7:52 pm.

Motion: by Mr. Riley to appoint Wendy Jackson to the Billings Park Commission.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 5-0-0, passed.

Motion: by Ms. Riley to appoint Jenevra Wetmore as the IREC Steering Committee Rep.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 5-0-0, passed.

Motion: by Mr. Bourgeois to approve the ambulance contracts for Bridgewater, Hartland, Pomfret, Plymouth, and Reading.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 5-0-0, passed.

M. Approval of minutes

1. 3/14/22 minutes

Motion: by Ms. Cole to approve the minutes for 3/14/22 as submitted.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

N. Adjournment

1. The Meeting was adjourned at 7:54 pm.

Respectfully submitted,

Nikki Nourse

**Town of Woodstock
Select Board Special Meeting
April 22, 2022
9:30 am
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Mary Riley, Keri Cole, Susan Ford, Fire Chief David Green, Nikki Nourse, Todd Ulman, Steven Bauer, Tom Ayres, Kathy Avellino, Annie Abbott, Mark McElroy, Angela Ulman, Ethan Weinstein, Erica Ennis, Bill Corson, Sally Miller, Howard Krum, Mary Margaret Sloan, Todd Heyman, Holly Gaspar, Zoie Parent, Jenna Barker, PJ Eames, Sam DiNatale, Chuck Searle, Jeremy Freyer, Tom Meyerhoff, Tim McCarthy, Charlie Degener, Beth Finlayson, Donna Lombard

A. Call to order

1. Char Swanson called the Select Board Special Meeting of April 22, 2022, to order at 9:30 am.

B. Continuation of Public Hearing for On Farm Restaurant Amendment

1. Mr. Bauer stated that agricultural products mean any raw agricultural commodity, as defined in 6 VSA section 21(6), that is principally produced on the farm and includes products prepared from the raw agricultural commodities principally produced on the farm. Accessory on farm businesses include the storage, preparation, and sale of qualifying products, provided that more than half of the sales are from qualifying agricultural products principally produced on the farm.
2. Ms. Ford stated that the fear in the community is that the R5 district is one of Woodstock's biggest districts. Maybe they should increase the number of acres an on farm restaurant must have.
3. Chair Swanson stated that if someone is going to be able to produce enough of their own supply on their farm, they are probably going to need more than five acres to do it. It might be self-regulating.
4. Ms. Sloan stated that the Planning Commission had two hearings. This is a significant change. They need to take the time to do it right. This is not about one farm. This is about changing their zoning regulations for any farm. They do not want to drag it out, but it needs to be done right.
5. Ms. Miller stated that if anybody has a small farm and wants to put up a farm stand to sell their produce, they can do that. This is under the AOFB. She did some research and talked to Cloudland Farm, and they do meet the requirements of AOFB by producing what they serve on their farm. They have to produce a certain amount to be able to serve a certain number of times a week. Therefore, it is possible to have a restaurant currently on a farm without this amendment.

6. Ms. Ford stated that the Select Board is not as well equipped as the Planning Commission to be going through this. She understands people's frustration that the Planning Commission seems to take a really long time. It is hard work.
7. Ms. Miller stated that they could get something back to the Select Board in 90 days.
8. Ms. Lombard stated that the Planning Commission is all volunteers. Anybody can be on it. It feels like they are biased.
9. Mr. Bauer stated that when opening a restaurant, you have to get permits from the Vermont Department of Health as well.
10. Mr. Heyman stated that 5% of Woodstock voters signed this petition. The Select Board can vote it down. Nothing is stopping the Planning Commission from drafting their own version of it. The Planning Commission was provided detailed information with how it was supported by the Town Plan, specifically goals three and four.
11. Ms. Barker stated that she grew up in Woodstock and has a long history here. She is concerned with the idea of sending this back to the Planning Commission. She was present for the meeting on January 11th. The meeting was run in a biased fashion. People were allowed to speak in opposition with incorrect facts. Anyone who spoke up to support it was immediately shut down.
12. Mr. Alessi stated that he thinks they should take the time and not rush it.
13. Mr. Bauer stated that he could discuss his contract with the Town in order to work on this amendment.
14. Ms. Riley stated that she does not feel comfortable passing the amendment as is.
15. Chair Swanson stated that he does not feel comfortable sending it back to the Planning Commission.
16. Ms. Lombard stated that this petition is written very well. If the Select Board passes this petition restaurants are not going to pop up everywhere in R5 areas. There is a process to open a restaurant. There are permits through the State and Town and it is very expensive. It is a great opportunity for farmers.

Motion: by Ms. Ford to reject the wording in the petition and to ask Mr. Bauer to assist in redrafting an on farm restaurant amendment consistent with the hearing discussion had today.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

C. Other business – none.

~~D. Executive session – deleted~~

E. Adjournment

Motion: by Mr. Bourgeois to adjourn the meeting at 10:46 am.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 5-0-0, passed.

*Respectfully submitted,
Nikki Nourse*