



Woodstock, Vermont *The Shire Town of Windsor County*

DEPARTMENT OF PLANNING & ZONING

TOWN – VILLAGE GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802-457-3456

TOWN OF WOODSTOCK, VERMONT

WARNING:

**PUBLIC HEARING FOR PROPOSED AMENDMENT TO THE TOWN OF
WOODSTOCK ZONING REGULATIONS**

June 28, 2022, at 5:00 pm

Please take notice that the Town of Woodstock Selectboard will hold a public hearing on Tuesday, June 28, 2022, at 5:00 PM in the Town Hall Conference Room, and via Zoom, for the purpose of reviewing the proposed amendments to the Town of Woodstock Zoning Regulations:

STATEMENT OF PURPOSE

The purpose of this amendment is to specify provisions that support the responsible expansion of On-farm restaurants into the Residential Five-Acre (R-5) District.

DISTRICTS AFFECTED:

Residential Five-Acre

SECTIONS AMENDED:

Article I. Sec. 110. Definitions

Article III. Sec. 302 Residential Five-Acre – 5 Acres

Article V. Sec. 536. On-Farm Restaurants

Article VIII. Sec. 810. Conditional Use Approval

Copies of the proposed amendment are posted at www.townofwoodstock.org.



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MEMORANDUM

TO: Town of Woodstock Selectboard
CC: Town of Woodstock Planning Commission
FROM: Steven Bauer, Interim Zoning Administrator
RE: On-farm Restaurant Amendment
DATE: June 13, 2022

Dear Town of Woodstock Selectboard:

The purpose of this memorandum is to inform the Selectboard and public of the procedural history and rationale behind the On-farm restaurant amendment. (“Amendment”).

It is the opinion of the Department of Planning & Zoning (“Department”) that the revisions to the Amendment, as proposed in attachment A, does not constitute a radical departure from the recommendations submitted by the Woodstock Planning Commission (“Commission”) in their report to the Town of Woodstock Selectboard (“Selectboard”), dated February 24, 2022.

PROCEDURAL HISTORY

- On November 16, 2021, the Department received a proposal to amend the Town of Woodstock Zoning Regulations, signed by not less than five percent of Woodstock voters. See attachment B.
- On December 1, 2021, the Commission, at its regularly scheduled meeting, discussed the statutory procedures for reviewing petitioned amendment and scheduled the first of two public hearings. See attachment C-1.
- Some time between December 1, 2021 and January 11, 2022, Woodstock Town Clerk, F. Charles Degener III, verified that at least 149 Woodstock voters had signed the petition.
- On January 11, 2022, the Commission held its first public hearing to discuss the petitioned “Accessory On Farm Restaurant Zoning Amendment.” See attachment C-2.
- On February 2, 2022, pursuant to 24 VSA § 4441(c)-(g), the Commission, at its regularly scheduled meeting, prepared and approved a written report on the petitioned amendment. See attachment C-3.
- On February 23, 2022, pursuant to 24 VSA § 4441(g), the Commission submitted the Amendment, along with its written report, to the Selectboard. See attachment D.
- On April 22, 2022, the Selectboard held a public hearing to consider the Commission’s report on the petitioned amendment. At that hearing, the Selectboard voted to revise the petitioned bylaw amendment at a later hearing. Those proposed revisions are attached. See attachment E.
- On June 13, 2022, Steven Bauer, Interim Zoning Administrator, delivered this memorandum, along with the attached materials, to the Selectboard Chair, Joe Swanson.

DISCUSSION

Generally, a Town's legislative body may make "substantial changes in the concept, meaning, or extent of [a] proposed bylaw... [but] it must warn a new public hearing." 24 VSA § 4442(b). "A change may be substantial, however, and not require resubmission to the planning commission." *In re Cottrell*, 158 Vt. 500, 507 (1992). The purpose of the provision is to ensure that interested parties have notice and the opportunity to be heard. *Id.*

The test for determining if the Selectboard's revisions constitute a "substantial change" is "whether the revision[s] [are] so substantial as to create a strong probability that the commission's recommendation would have been affected by the revision[s]." *Id.*

Here, the Selectboard's revisions do not require resubmission because they are not a radical departure from the Commission's recommendations. The Commission has considered and reported its views on the Amendment. The Commission's report to the to the Selectboard provided two recommendations. First, that the Selectboard "reject the proposed amendment in full." Second, if the Selectboard did not reject the amendment, that it includes the following conditions:

- (1) Require that an entity qualify as a farm under Vermont Law.
- (2) Remove the retail exclusion for On-farm restaurants.
- (3) Require On-farm restaurants to fit the character of the neighborhood, per the Town Plan.
- (4) Reduce the number of days open, hours of operation, and people served.
- (5) Remand the proposed amendment to the Planning Commission.

While the Selectboard denied the Commission's primary recommendation to reject the petitioned amendment in full, it has worked diligently to incorporate the Commission's alternative recommendations and conditions into the Amendment. The following list of provisions have been included:

(1) Proposed Amendment § 536 B(1).

"Before receiving a conditional use permit to operate an on-farm restaurant, an applicant must submit a certificate of farm determination from the Vermont Agency of Agriculture, Food and Markets to the Zoning Administrator."

(2) Proposed Amendment § 536 B(2).

"Hours. Hours of operation shall be limited from 11:30a.m. to 10:00p.m., six (6) days per week."

(3) Proposed Amendment § 536 B(3)(a)-(d).

"Size and Scale.

- (a) The minimum lot area required is ten (10) acres except that the minimum lot area shall be five (5) acres for the adaptive reuse of farm structures existing as of July 1, 2022.
- (b) The restaurant building shall not exceed 2,800 square feet.

- (c) Seating shall be limited to 60 seats and no more than 15% of those seats may be bar-style seating.
- (d) No customers shall be seated outside after 8pm or inside after 9:30pm.”

(4) Proposed Amendment § 536 B(6).

“On-site retail sales are prohibited.”

(5) Proposed Amendment § 810 A(2).

“The character of the area affected; as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Woodstock Town Plan.”

The Selectboard has complied with the public hearing notice procedures found in 24 VSA § 4444. A notice of public hearing, including the date, place, and purpose of the hearing was posted not less than 15 days prior to the scheduled June 28, 2022 hearing:

- (1) In the June 9, 2022, edition of the Valley News;
- (2) On the Town’s website;
- (3) On the Town Hall hearings board, The Norman Williams Library, and the Emergency Building.

CONCLUSION

The proposed revisions, as drafted by the Department, are not a radical departure from the Commission’s recommendations. Instead, they were carefully constructed with the intent of incorporating all the Commission’s suggestions, beyond “reject in full.”

The Selectboard shall hold a public hearing to consider the Amendment on June 28, 2022, at 5pm. The full text of the proposed materials is published with a copy of this memorandum online at www.townofwoodstock.org.

Sincerely,



Steven Bauer
Interim Zoning Administrator
Town of Woodstock

1 TO THE TOWN OF WOODSTOCK SELECTBOARD:

2 Pursuant to the authority provided by 24 V.S.A. § 4442, the Town of Woodstock
3 Selectboard has requested the following proposed amendment to the Town of Woodstock

4 Zoning Regulations:

5 Article I. Sec. 110 is amended to read:

6 SECTION 110. DEFINITIONS

7 ON-FARM RESTAURANT: is a restaurant located on a farm, which features a daily
8 menu substantially comprised of agricultural products produced on that farm.

9 A. Under these Regulations, an “On-Farm Restaurant” is not:

- 10 1. An “Accessory On-Farm Business” as defined by 24 V.S.A. § 4412(11); or
- 11 2. A retail establishment.

12 RESTAURANT: Shall have the same meaning as in 32 V.S.A. § 9202(15).

13 * * *

14 Article III. Sec. 302 is amended to read:

15 SECTION 302. RESIDENTIAL FIVE ACRE – 5 ACRES

16 E. Uses Requiring a Conditional Use and Site Plan Review permit.

17 14. On-Farm Restaurant § 536

18 * * *

19

20

21

1 Article V. is amended to read:

2 SECTION 536. ON-FARM RESTAURANTS

3 A. Statement of Purpose:

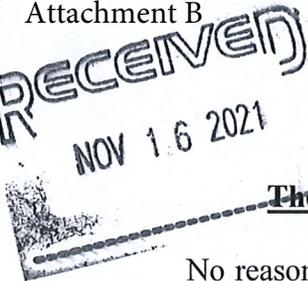
4 The purpose of this section is to specify provisions that support the responsible
5 expansion of on-farm restaurants into the R-5 District. The Town recognizes the
6 important role that agricultural plays in the economic vitality of Woodstock’s future.
7 The Town also understands that such a demand can place an undue burden on our
8 rural landscapes without proper oversight and regulation.

9 B. Requirements. Any restaurant located in the R-5 District shall comply with the
10 following requirements:

- 11 1. Before receiving a conditional use permit to operate an on-farm restaurant, an
12 applicant must submit a certificate of farm determination from the Vermont
13 Agency of Agriculture, Food and Markets to the Zoning Administrator.
- 14 2. Hours. Hours of operation shall not exceed 11:30a.m. to 10:00p.m., six (6) days
15 per week.
- 16 3. Size and Scale.
 - 17 a) The minimum lot area required is ten (10) acres except that the minimum lot
18 area shall be five (5) acres for the adaptive reuse of farm structures existing as
19 of July 1, 2022.
 - 20 b) The restaurant building shall not exceed 2,800 square feet.

- 1 c) Seating shall be limited to 60 seats and no more than 15% of those seats may
- 2 be bar-style seating.
- 3 d) No customers shall be seated outside after 8pm or inside after 9:30pm.
- 4 4. Menu. The daily menu must feature products produced on site. The applicant shall
- 5 provide a sample menu to the TDRB that identifies the products either produced
- 6 or not produced on the farm, at least forty-eight (48) hours before the noticed
- 7 hearing.
- 8 5. Parking. Shall conform with the requirements of § 522(E), unless otherwise
- 9 determined by the TDRB.
- 10 6. On-site retail sales are prohibited.
- 11 7. Special Event Standards. Events include product demonstrations, tastings, classes,
- 12 and celebratory functions, (e.g., weddings).
- 13 a) Indoor events:
- 14 i. Attendance shall be limited to 80 guests.
- 15 ii. Associated event parking shall be located at least 250' from the nearest
- 16 residence.
- 17 b) Outdoor events:
- 18 i. Evening events shall be located at least 500' from the nearest residence.
- 19 Outdoor events shall be limited to no more than 12 per year.
- 20 ii. Daytime events shall be located at least 250' from the nearest residence.

- 1 1. The capacity of existing or planned community facilities;
- 2 2. The character of the area affected, as defined by the purpose or purposes of the
- 3 zoning district within which the project is located, and specifically stated policies
- 4 and standards of the Woodstock Town Plan.
- 5 3. Traffic on roads and highways in the vicinity;
- 6 4. Bylaws then in effect;
- 7 5. Utilization of renewable energy resources.



N.L. 11-16-21

*149 + good Woodstock signature
F.C. DeGunn
Town Clerk*

The On-Farm Restaurant Amendment Furthers Woodstock's Town Plan Goals

No reasonable person could dispute that the On-Farm Restaurant Amendment furthers the goals of the Woodstock Town Plan (2016). The amendment allows a restaurant to open on a farm so long as it is featuring its own agricultural products on a daily basis. This allows for the development of an innovative agricultural enterprise that creates a more lucrative market to help sustain the agricultural operation.

The Woodstock Town Plan ("WTP" or "Plan") refers to such ventures as "agripreneurism, or diversification of on-farm business." WTP at 5. Not only does the Plan expressly call for the creation of an "an environment which encourages the establishment of new agripreneurial activity," but it unequivocally calls for the consideration of amendments to the "Town and Village zoning regulations to support sales of agricultural ... products or value-added products from Woodstock enterprises." WTP at 8 (Objective 4.1; Goal 3. Action 3.1.1). Even more specifically, the Plan calls upon such amendments to "[s]earch for opportunities to expand the allowed uses, in a wider selection of ... residential zones, for retail sales of Woodstock farm produced merchandise." WTP at 8 (Objective 3.1).

The On-Farm Restaurant Amendment does all of the above: (1) it expands the allowed uses in the Residential 5 Acre zone¹ through (2) an amendment to the town zoning regulations that will support the sale of agricultural products, and specifically value-added products, from Woodstock enterprises by (3) encouraging the establishment of new agripreneurial activity.

Accordingly, this is more than sufficient to support a finding that the proposed amendment "[c]onforms with or furthers the goals and policies contained in the municipal plan" pursuant to 24 V.S.A. §4441(c)(1). This is especially true because conformity with the town plan only requires that the proposed amendment either "makes progress toward attaining, or at least does not interfere with, the goals and policies contained in the municipal plan." 24 V.S.A. §4303(6)(a).

The On-Farm Restaurant Amendment is consistent with proposed future land uses in the plan (agripreneurism and on-farm business diversification), has no effect on densities, and does not call for the creation of any community facilities. It therefore satisfies all requirements of 24 V.S.A. §4441(c).

Indeed, the On-Farm Restaurant Amendment actually furthers all five of the agriculture related goals contained in the Plan: (1) Maintain a prominent presence for agriculture in the Woodstock community and landscape; (2) Create awareness, understanding, and support of farm, forestry and rural enterprise based within the Town; (3) Allow for and encourage greater farm related production, processing, and retailing operations; (4) Enhance the vitality of farming and on-farm activities; and (5) Minimize the difficulty in establishing new farming operations. WTP at 7-8.

¹ The Residential 5 Acre zone is well-suited for such enterprises because it represents the heart of the working landscape that maintains Woodstock's rural character. WTP at 109. The historical land use pattern in these areas conveys "a rural quality that is consistent with small farming." WTP at 2. Such rural character is maintained by respect for the town's "agrarian heritage" that has "historically defined the unique attributes of Woodstock." WTP at 79.

The importance of promoting agriculture and, notably, “related agricultural ventures” to Woodstock is eloquently explained in the very first substantive paragraph of the Plan itself (after the Introduction):

Farming and all related agriculture ventures have played an important role in Woodstock’s history. This heritage and way of life will continue to be showcased, protected, and preserved with our directed effort and support. Indeed, the overall quality of life for all residents in Woodstock depends on maintaining a healthy working landscape and agricultural community within town borders. Agriculture and the continued use of the landscape is critically important to the overall image, vitality and character of Woodstock.

WTP at 4.

Accordingly, it is not surprising that a substantial number of Woodstock voters have recognized the value of embracing these Plan goals and signed the petition to advance the On-Farm Restaurant Amendment for prompt submission to the Selectboard. Respectfully, their sizeable collective judgment that the proposed amendment in its current form would further these important Plan goals should be given substantial deference by the six-person board comprising the Planning Commission.

Public debate and narratives on this issue have devolved into unfounded personal attacks, popularity contests, false narratives, and irrelevant warnings of hyperbolic parades of horrors. In an effort to re-direct public discussion of this issue into a rational evaluation of the merits and need for such agripreneurism in Woodstock, we also submit the following:

Why pass the amendment when there is already an agricultural exemption under Act 250 and the newly enacted Act 143?

These laws permit agricultural operations if the agricultural enterprise can establish certain sales in volume or weight. While well-intentioned, these laws would require a big four accounting firm to record and assess the competing weights or volumes of product produced on and off site in the restaurant context -- where each plate may contain a dozen or more ingredients from the farm and elsewhere and is sold for a single price. It is simply unworkable in a cost-effective manner, thwarting the development of innovative agricultural enterprises that Vermont law seeks to promote.

In addition, to obtain the Act 143 permit, there is an annual sales requirement, which obviously cannot be established before obtaining a permit to operate. Both permit applicants and the permitting authorities are left to sort out this conundrum which puts the cart before the horse. It is not surprising that the drafters of Act 143 acknowledged the limitations of their own law and expressly allowed municipalities to enact their own regulations to more readily facilitate the development of agripreneurism discussed in the Woodstock Town Plan. 24 V.S.A. § 4412(11)(E) (“A municipality may adopt a bylaw concerning accessory on-farm businesses that is less restrictive than the requirement of this subdivision (11).”).

Indeed, in the Vermont Agriculture and Food System Strategic Plan 2021-2030 (“Vermont Strategic Plan”) authorized by the Farm to Plate Investment Program (passed by the General Assembly with the support of Governor Scott), Vermont itself has recognized that the regulatory landscape is confusing and counterproductive to creative agricultural enterprises:

“Farmers often have questions about zoning, regulations, and permitting at the municipal, state, and federal levels; and creative enterprises may test boundaries. Answers can be difficult to find and vary from town to town.” Vermont Strategic Plan at 134.

The On-Farm Restaurant Amendment provides a simple and clear path to the development of on-farm dining enterprises without unworkable regulatory requirements that require extensive record keeping and analysis of sales and production.

Will the amendment lead to excessive development of on-farm restaurants throughout Woodstock?

Perhaps the most disappointing aspect of public debate on this issue has been the exaggeration of the level of development that would follow from allowing such enterprises. Just as the laws creating a more favorable environment for the development of affordable housing have not led to a glut of affordable housing in Woodstock (or Vermont), this amendment will also have a limited effect on development in the town. Intellectual honesty is required for a fair assessment.

Like farming, the “restaurant market is highly competitive, with razor-thin margins and overall industry-wide staffing shortage both in Vermont and nationally.” Vermont Strategic Plan at 115. Developers understand the “razor-thin margins” and other challenges of the restaurant business and know that there are far more profitable and less challenging development options available for their capital. As a result, a genuine on-farm restaurant is likely to be a passion project resulting in significant economic sacrifice for the developer. Simplifying and easing the permitting requirements for agripreneurism is needed if Woodstock is serious about the objectives described in its Plan.

Why does the amendment focus only on restaurants instead of other forms of agripreneurism?

One of the weaknesses of Act 143 is that it tried to apply a single set of standards to a great variety of businesses. It did not work and the standards will cause more confusion and be counterproductive to the development of on-farm accessory businesses.

In addition, restaurants are vital to supporting rural towns like Woodstock:

“From mom-and-pop diners to high-end establishments, restaurants play a key role in shaping the way consumers eat and think about food. They also play a role in the success of Vermont farms by featuring, and increasing the amount of, locally grown food that they purchase. Enhancing restaurant and farm partnerships is a win-win for the health of Vermont’s rural economy and the overall financial sustainability of rural communities.” Vermont Strategic Plan at 115.

Will this lead to insufficient regulatory protection for the public?

There will be no shortage of regulatory oversight. In addition to a conditional use permit, there will be state regulation through Fire & Safety, Well & Wastewater, Act 250, Groundwater, public health licensing, and likely more oversight depending on the nature of the operation.

Is the scale of the On-Farm Restaurant too large?

A rural on-farm restaurant requires a significant investment as it would not be able to take advantage of municipal services in its rural location. In addition, it would be competing with village and hamlet restaurants that are often walkable from commercial centers. As a result, it is not surprising that rural restaurants in the greater Woodstock area are often open on less nights per week than ones in town center locations.

In addition, to produce enough product cost-effectively to feature it on the menu on a daily basis will also require an appropriate scale of farming operations. If one wishes to ensure that the restaurants operate on genuine farming operations, the restaurant must be able to offer an adequately sized market to move the home-grown product at profitable levels.

Given the razor-thin margins in both restaurants and farming, it is important to allow a reasonable scale for the operation so that the significant investment required is capable of generating a sustainable return. Reasonable light, sound, and parking restrictions can be used to assure that the scale of the operation does not adversely affect the neighborhood.

How does an On-Farm Restaurant benefit anyone other than the owners and operators of the enterprise?

As the Woodstock Town Plan emphasizes, on-farm business diversification, or agripreneurism, is a valuable tool to help preserve Woodstock's rural agricultural character. In addition to providing more dining options to the community, direct interaction between the On-Farm Restaurant and its customers will further Vermont's goal of improving agricultural literacy and promoting the Vermont agricultural brand to the major metropolitan markets that send so many visitors to Woodstock annually. Vermont Strategic Plan at 133 ("Agritourism enterprises allow farms to diversify their operations while preserving their core production model and the working landscape, retaining or creating additional jobs, and maintaining farming traditions. At the same time, the public becomes educated about the importance of agriculture to a community's economic base, quality of life, history, and culture") at 114 (recommending significant marketing investments to promote the quality and diversity of Vermont agricultural product to major metropolitan markets). Both of these objectives are critical to promoting Vermont's agricultural survival. As a town that depends on tourism, and has struggled to offer sufficient restaurant options to its visitors and locals alike, allowing for an On-Farm Restaurant will bolster the local economy and improve the daily lives of residents in Woodstock with additional dining offerings that help sustain the town's rural character and rural economy.

Petition to the Planning Commission Regarding the "On Farm Restaurant Amendment"

Pursuant to 24 V.S.A. §4441(b), we the undersigned legal voters of Woodstock hereby submit this petition to the **Planning Commission** to propose an **amendment to the Zoning Regulations** for the **Town of Woodstock**. We respectfully request that you "promptly" perform your obligations pursuant to §4441(b) through (g) and then "promptly" submit the proposed amendment to the Selectboard as required by statute. The proposed amendment shall be known as the **"On Farm Restaurant Amendment"** and is as follows:

- (1) Add the following language to Section 110 Definitions: **"ON FARM RESTAURANT:** a restaurant located on site at a farm that sells meals featuring agricultural products produced on that farm. **An On Farm Restaurant is not retail."**
- (2) Add the following language to Section 302 Residential Five Acre – 5 Acres, Section D, Uses Requiring a Conditional Use Permit: **"14. On Farm Restaurant §536"**
- (3) Add the following language as Section 536: **"A. Statement of Purpose** The town recognizes the benefits of local agriculture and seeks to support innovative agricultural enterprises that will allow local agriculture to continue to prosper and contribute to the local economy, in particular by offering an on-farm dining experience that will attract visitors to Woodstock in addition to serving the community. **B. Requirements** 1. Each day the restaurant is open, its menu must feature multiple agricultural products produced on site. 2. The restaurant may not have more than 80 seats and no more than 15% of those seats may be bar-style seating. 3. For every 3 seats, there must be at least one parking space. 4. No customers may be seated outside after 7pm and inside after 8:30pm. 5. The restaurant must close by 11pm. 6. There shall be no firework displays. 7. Sales of products produced and processed on the farm are allowed even if processed with some ingredients from off-site. 8. Indoor permitted events and activities include: product demonstrations and tastings, classes, celebratory functions, e.g. weddings. 9. Three outdoor events with amplified music per year may be held as long as those events end by 6pm and feature products produced on the farm; on all other days, there shall be no amplified music and noise impacts shall not exceed 70db as measured at the property line.

	Signature	Printed Name	Street Address	
1	<i>Barbara Folk</i>	BARRBARA FOLK	17 High St. Woodstock	1
2	<i>Peggy Aoyan</i>	Peggy Aoyan	17 High St	2
3	<i>Peggy Merrill</i>	Peggy Merrill	17 High Street, W. VT 05091	3
4	<i>Anna Megyesi</i>	Anna Megyesi	125 Daniel Cox Rd Woodstock, VT 05091	4
5	<i>Jason Tarleton</i>	Jason Tarleton	5727 W Woodstock Rd VT	5
6	<i>Colleen O'Connell</i>	Colleen O'Connell	11B Prospect St. Woodstock	6
7	<i>Todd Uwe</i>	Todd Uwe	288 Biscuit Hill	7
8	<i>Coralyn</i>	Coralyn	1092 W Woodstock	8
9	<i>Andrea McCullough</i>	Andrea McCullough	1200 College Hill	9
10	<i>Stephen Shutz</i>	Stephen Shutz	1 Golf Ave Woodstock	10
11	<i>Eirekhen Czaja</i>	Eirekhen Czaja	4165 Hartland Hill Rd. Woodstock	11
12	<i>Tierney Vaughan</i>	Tierney Vaughan	29 HIGH ST WOODSTOCK VT 05091	12

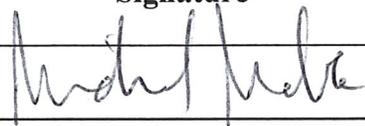
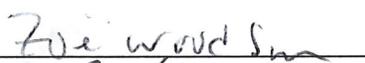
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- (3) Add the following language as Section 536: **"A. Statement of Purpose** The town recognizes the benefits of local agriculture and seeks to support innovative agricultural enterprises that will allow local agriculture to continue to prosper and contribute to the local economy, in particular by offering an on-farm dining experience that will attract visitors to Woodstock in addition to serving the community. **B. Requirements** 1. Each day the restaurant is open, its menu must feature multiple agricultural products produced on site. 2. The restaurant may not have more than 80 seats and no more than 15% of those seats may be bar-style seating. 3. For every 3 seats, there must be at least one parking space. 4. No customers may be seated outside after 7pm and inside after 8:30pm. 5. The restaurant must close by 11pm. 6. There shall be no firework displays. 7. Sales of products produced and processed on the farm are allowed even if processed with some ingredients from off-site. 8. Indoor permitted events and activities include: product demonstrations and tastings, classes, celebratory functions, e.g. weddings. 9. Three outdoor events with amplified music per year may be held as long as those events end by 6pm and feature products produced on the farm; on all other days, there shall be no amplified music and noise impacts shall not exceed 70db as measured at the property line.

	Signature	Printed Name	Street Address	
1		MICHAEL MARK	2394 Fletcher Hill	13
2		Zae Wood	4284 ³²⁵⁴ Fletcher Hill	17
3		CHRIS DEADY	2525 BARNARD RD.	
4		Matthew Louche	Box 27 South Woodstock, VT 05091	14
5		MIKE SKENE	150 Valley View Rd 05091	15
6		Mason Thompson	194 Hartland Hill Rd 05091	
7		MICHAEL STONER	95A HAPPYVALE RD WOODSTOCK 05091	16
8		Kimbal Biele	17 River St. Woodstock VT 05091	17
9		Jill Hastings	17 High St. Woodstock, VT 05091	18
10		Kathryn Miller	78 Powder Ln Woodstock	19

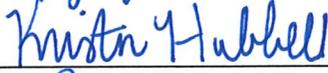
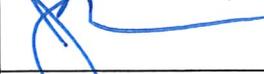
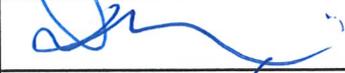
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	Signature	Printed Name	Street Address	
1		Peter Johnston	104 Happy valley rd	20
2		Emily Geiger	7 Prospect Street	21
3		Kristen Hubbell	752 College Hill Rd.	22
4		Rachel Apple	692 College Hill Rd.	23
5		BRENDON WATSON	115 BARBERRY CIR	24
6		Eloise Higgins	713 Loop Road	25
7		Allyson D. Beck	Horseshoe Way	26
8		Jordan McEntyre	45 River St.	27
9		Kristen McEntyre	45 River St.	—
10		Joyce Ford	562 Sugar Hill Rd Woodstock VT	28

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1		Donna Lombard	1129 Long Hill Rd	So. Woodstock VT 05091 29
2		Mallory Bennett	108 wayside rd	WOODSTOCK VT 05091 POMPRIET
3		Brenda Blaken	42 central Street	30
4		Clay Reed	16 Prospect	31
5		CAROL MAYNARD	14 High Street	32
6		ROBERT MAYNARD	14 High St WOODSTOCK	33
7		PATRICIA EAMES	3561 Cox District Rd	WOODSTOCK VT 05091 34
8		Ruth Lembo	4097 Hartland Hill Rd	05091 35
9		MARK Scully	19 Linden Hill	Woodstock, VT 05091 36
10		Allie Johnston	104 happy valley rd,	Woodstock VT 37

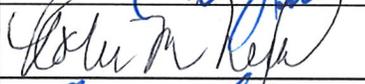
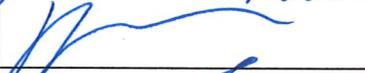
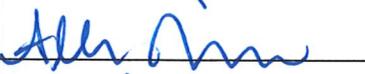
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	Signature	Printed Name	Street Address	
		C.W. Hurd	562 Sugar Hill Rd Woodst.	38
1		ROBIN M LOMBARD	414 SUTHER HILL RD WOODSTOCK	39
2		CLARE DREBITKO	915 CARTON HILL RD WOODSTOCK	40
3		JASON DREBITKO	" " "	41
4		Brittany Saur	940 Cabot Rd Woodstock VT	—
5		ALLISON LONGFIAN	830 Austin Rd Woodstock VT	POMPERY
6		Keri Weidenshan	828 Austin Road Woodstock Vermont	POMPERY ?
7		SAM SELAL	3 HIGHLAND AVE EXT	42
8		EKHAH PICKETT	4490 SOUTH FORK S. WOODSTOCK	43
9		Ken + Underwood	1075 Dunham Hill Rd. Woodstock.	44
10		Todd Underwood	1532 Upper Valley Road Woodstock	45

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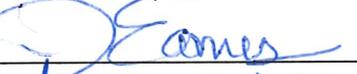
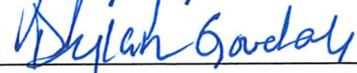
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1	<i>Marie Hanson</i>	Marie HANSON	21 Prospect St Woodstock	46
2	<i>Ryan Longfield</i>	Ryan Longfield	830 Austin Rd Woodstock	
3	<i>Karen Weinstein</i>	Karen Weinstein	20 Hathorn Hill Woodstock	47
4	<i>Maggie Fink</i>	Maggie Fink	25 The Lane Woodstock	48
5	<i>Vicki Hamill</i>	Vicki Hamill	156 Barbours Hill Woodstock	49
6	<i>Greg D. Cell</i>	Greg D. Cell	7471 US RT 11 Bridgewater	★
7	<i>Sarah Lewis</i>	Sarah Lewis	11 Kelly Way Woodstock VT	50
8	<i>Jennifer Moses</i>	Jennifer Moses	210 VT Rte. 12 Woodstock	UPPER 50 PAINPAST
9	<i>DIYE LEXIS</i>	DIYE LEXIS	108 RT 12 Woodstock	
10	<i>Kate Johnson</i>	Kate Johnson	74 S Brook Way, Woodstock	51

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1		Scott Noble	4097 Hurland Hill Road	52
2		Edward Corless	19 Pleasant St.	53
3		JARED EAMES	3561 Cox District Rd	54
4		TRACEY White	23 Crockery path So. Wood	55
5		Jeff Holmes	" " "	56
6		Dylan Goodale	Rte 106 So. Woodstock	—
7		James Girard	Keading Vt	—
8		Elizabeth R. Noble	28 Elm Street Woodstock	57
9		Lindsay Wheeler	154 Roberts Rd.	58
10		Jennifer Hines	4148 Hurland Hill Rd	—

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1		Ben Helley	667 Durham Hill Rd Woodstock
2		Erik Wissman	96 School View Dr Woodstock
3		Marlana McNamara	1521 Deer Brook ^{Woods} Woodstock VT
4		Bronwyn Young	174 Larry Curtis Rd
5		Zvei Farlow	3897 Hartland Hill Rd. 05091
6		Michelle Adams	119 Deer Ridge Way 05091
7		Mary McCuaig	1390 Fletcher School House Rd So. Woodstock, VT 05071
8		Carl McCuaig	1396 Fletcher School House Rd S. Woodstock VT 05071
9		Greg Fullerton	1342 Fletcher School House Rd So. Woodstock
10		HEATHER FERRIS	4980 SOUTH RD. S. WOODSTOCK

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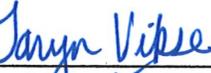
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1		Martha Giller	8 Cottage Hill Rd.	67
2		Jacqueline French	17 Linden Hill	68
3		Jacquelyn Porter	5 Linden Hill #2	69
4		Kimberly Smith	4620 Cloudland Rd.	70
5		KATHLEEN Corliss	19 Pleasant St.	71
6		Angela Ulman	1532 Happy Valley Rd.	72
7		Holly Gaspar	168 Barbary Hill Rd	73
8		Rick Gaspar	168 Barbary Hill Rd.	74
9		KELLEY DUCH	644 BROWN HILL RD.	75
10		Greg Hadley	4 maple st Woodstock	76

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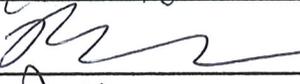
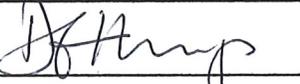
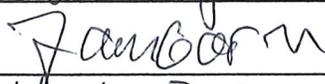
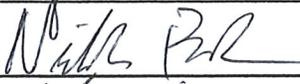
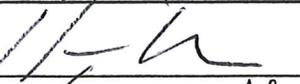
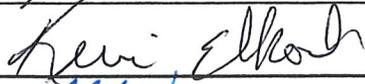
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1		Megan Fisher	4 Maple St Woodstock	77
2		Tessa Bues	1135 W Woodstock Rd	78
3		JESSICA A ABBOTT	24 AUSTIN ROAD WOODSTOCK, VT	79
4		Oliver A Abbott	24 Austin Rd Woodstock VT	80
5		Taryn Vikse	199 Meadow Way Woodstock VT	81
6		Lauren Thompson	38 Maple st Woodstock VT	82
7		MARI/SE BRAND	27 The Green Woodstock VT	83
8		Jessica Melville	160 Fletcher Schoolhouse Rd. S Woodstock VT.	84
9		Hunter Melville	" " "	85
10		Kelly Giller	1120 Peterkin Hill Rd .S. woodstock VT	86

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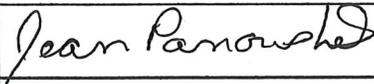
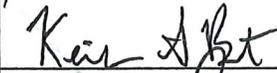
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1		KEVIN LYLICH	240 Barberry Circle	87
2		ANNA HALEY	612 Chubb Hill Road	88
3		Eliana Radde	442 Woodstock Rd, 4a	—
4		Robert Manion	645 Route 106 Reading VT 05062	—
5		Douglas Harp	Barnard	—
6		Nina Paczowski	74 Heritage Condo ^{Woodstock} Way	—
7		Nick Becker	74 Heritage Condo	—
8		Herri Elkouh	17 Linden Hill 05091	89
9		Herri Elkouh	17 Linden Hill 05091	90
10		Mark Harri	1 Highland Ave Ext 05091	—

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1		Jean Panoushek	1190 Long Hill Rd. So. Woodstock	91
2		Kerilyn Brister	1 Highland Ave. Woodstock, VT	92
3		Sam DiNatale	34 Atwood Ave, Woodstock	93
4		Scott A. Smith	34 Atwood Ave, Woodstock VT	94
5		Sandy DiNatale	67 South Street, Woodstock VT	95
6		Mike Green	52 Pleasant St. Woodstock VT	96
7	Beth Hunt	Beth Hunt	675 College Hill Rd.	97
8	Todd Kortkamp	Todd Kortkamp	675 College Hill Rd.	98
9		Cathy Costello	11 Linden Hill Woodstock	99
10		Ken Costello	11 Linden Hill Woodstock	100

Petition to the Planning Commission Regarding the "On Farm Restaurant Amendment"

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	Signature	Printed Name	Street Address	
1		JILL DAVIS	7 NORTH ST	101
2		NIGEL HOLLIS	7 NORTH ST, WOODSTOCK	102
3		DOLORES GILBERT	997 Peterkin Hill	103
4		JOHN GILBERT	997 Peterkin Hill	104
5		Paulette Watson	29 Elm St.	105
6		Thomas Watson	29 Elm St	106
7		KEVIN LUJAN	779 PETERKIN HILL	107
8		LIANE LUJAN	" " "	108
9		Leanne Tapley	252 Shurtleff Ln	107
10		Richard Erdman	2588 E WOODSTOCK RD	108

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	Signature	Printed Name	Street Address	
1		ANDREA GREGORY	8 Lincoln St. Woodstock VT	109
2		Kenneth Vikse	199 Meadow Way Woodstock VT	110
3		Samantha Ecker	163 W. Woodstock Road 05091	111
4		Graham Moore	460 Barberry Hill Woodstock	112
5		Kelly S Moore	460 Barberry Hill Woodstock VT	113
6		Carey Underwood	1075 Dunham Hill Rd 05091	114
7		Molly Freyer	10 Maple St. Woodstock VT	115
8		Jen Beckwith	3418 Cox District Rd Woodstock VT 05091	116
9		Ashley Pedoty	1140 W. Woodstock Rd Woodstock VT 05091	117
10		Jeremy Freyer	10 Maple St	117
11		Dave Beckwith	3418 Cox District Rd Woodstock VT	118

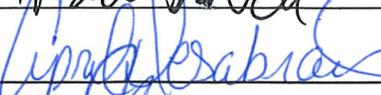
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	Signature	Printed Name	Street Address	
1		Jessica Kirby	450 College Hill Rd	—
2		Chris Mackey	450 College Hill Rd	—
3		Andrew Hubbel	752 College Hill Rd.	119
4		April Desabrais	1150 West Woodstock Rd Woodstock VT	120
5		Joe Swanson	918 College Hill Rd	121
6		Seth W=BB	692 College Hill Rd	122
7		Jennory Viljanen	47 Central St	—
8		Christine Halk	238 Robert's Rd	123
9		Betsy Frates	2 Dartmouth Lane	124
10		Bonnie Underwood	50 Golf Ave.	125

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	Signature	Printed Name	Street Address	
1		Sophie Wilson	5 Stanton Street	136
2		Alex Wilson	5 Stanton Street	137
3		Nicole Green	52 Pleasant Street	138
4		Carol Wilson	2033 South Rd	139
5		Audrey Richardson	213 Butternut Lane	140
6		Reid Richardson	213 Butternut Lane	141
7		Marci Robidoux	533 W. Stk. Rd.	—
8		DANA HALE	21 Pleasant st.	—
9		Gail Dougherty	6 The Green	142
10		Kate Fabrikant	44 High Street	143

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	Signature	Printed Name	Street Address	
1	<i>Nancy Bebo</i>	Nancy Bebo	264 Blake Hill Rd. & Woodstock, Vt. 05091	144
2	<i>William Hoyt</i>	William Hoyt	351 Town Farm Hill	145
3	<i>Kathryn Bailey</i>	Kathryn Bailey	"Hartland Vt"	---
4	<i>Doreen Hurley</i>	DOREEN HURLEY 52 Echo Ledge Rd	→ Woodstock, VT	146
5	<i>Joe Haynes</i>	JOE HAYNES	52 Echo Ledge Rd.	147
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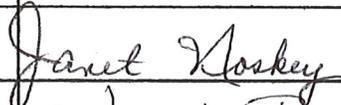
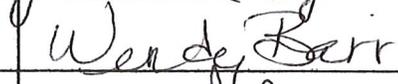
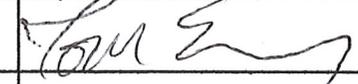
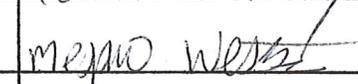
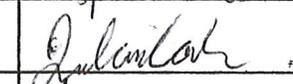
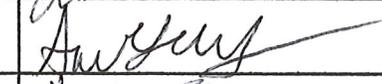
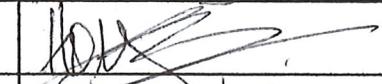
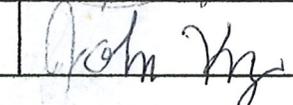
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1		JANET NOSKEY	16 POMFRET RD. WOODSTOCK, VT	148
2		Wendy Barr	639 Benedict Rd Woodstock	149
3		Daniel Bruce	3613 Cox District Rd	150
4		Tom Emery	105 Leonard Lane	151
5		megan westover	184 Riverbend Way	152
6		Julian Cole	1231 West Woodstock Rd. Apt. 4	—
7		Anna Scully	19 Linden Hill	—
8		Holly LeVinson	8 Ford Street	153
9		Susan Hickey	4895 South Rd. S Woodstock	—
10		John King	25 Lincoln St	154

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	Signature	Printed Name	Street Address
1		Jennifer Tessier	378 Fletcher hill Rd S
2		Robert Tessier	378 Fletcher Hill Rd South
3		HENRY PIERCE	4445 South Road Woodstock
4		L.C. LOMBARD	414 SUNN HILL RD WOODSTOCK
5			
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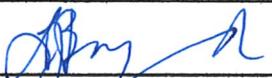
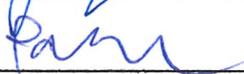
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	Signature	Printed Name	Street Address
1		Laurie Beyranvand	2181 Church Hill Rd. 05071
2		DAN PACZKOWSKI	79 HERITAGE COYD WOODSTOCK
3		Floyd Westover	184 Riverbend way
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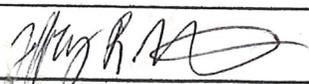
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1	<i>Carly Pizzani</i>	CARLY PIZZANI	1 CROSS ST, WOODSTOCK VT 05091
2	<i>Michael Pierce</i>	Michael Pierce	1 Cross St Woodstock VT 05091
3	<i>Jennifer Schmidtke</i>	Jennifer Schmidtke	⁶⁵ South street woodstock VT 05091
4	<i>Treva Stephens</i>	Treva Stephens	2876 Hartland H. Rd 05091
5	<i>Maura Snell</i>	Maura Snell	1 Swain St. Woodstock
6	<i>Todd Snell</i>	Todd Snell	1 Swain St. Woodstock
7	<i>Susan Boyer</i>	Susan Boyer ^{BOYER}	165 Safford Commons Way Woodstock VT
8	<i>Lydia Locke</i>	Lydia Locke	2769 Claudland Rd. Randolph VT
9	<i>Stephen Palmer</i>	Stephen Palmer	42A High St. Woodstock VT
10	<i>Patricia Topliffe</i>	Patricia Topliffe	27 Slayton Ter Woodstock VT

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- (1) Add the following language to Section 110 Definitions: **"ON FARM RESTAURANT:** a restaurant located on site at a farm that sells meals featuring agricultural products produced on that farm. An On Farm Restaurant is not retail."
- (2) Add the following language to Section 302 Residential Five Acre – 5 Acres, Section D, Uses Requiring a Conditional Use Permit: "14. On Farm Restaurant §536"
- (3) Add the following language as Section 536: **"A. Statement of Purpose** The town recognizes the benefits of local agriculture and seeks to support innovative agricultural enterprises that will allow local agriculture to continue to prosper and contribute to the local economy, in particular by offering an on-farm dining experience that will attract visitors to Woodstock in addition to serving the community. **B. Requirements** 1. Each day the restaurant is open, its menu must feature multiple agricultural products produced on site. 2. The restaurant may not have more than 80 seats and no more than 15% of those seats may be bar-style seating. 3. For every 3 seats, there must be at least one parking space. 4. No customers may be seated outside after 7pm and inside after 8:30pm. 5. The restaurant must close by 11pm. 6. There shall be no firework displays. 7. Sales of products produced and processed on the farm are allowed even if processed with some ingredients from off-site. 8. Indoor permitted events and activities include: product demonstrations and tastings, classes, celebratory functions, e.g. weddings. 9. Three outdoor events with amplified music per year may be held as long as those events end by 6pm and feature products produced on the farm; on all other days, there shall be no amplified music and noise impacts shall not exceed 70db as measured at the property line.

	Signature	Printed Name	Street Address
1		Jeffrey Netherwood	18 Mill Rd. Woodstock, Vermont
2		Encour Lalor	1185 Woodstock Rd.
3	Shawn Moses	SHAWN MOSES	210 VT Rte. 12 Woodstock VT
4	Dana Hurley	Dana Hurley	27 Gange Way Woodstock, VT
5		KELLEN FERRIS	4980 SOUTH RD., S. WOODSTOCK
6	Carmen Chamberlin	Carmen Chamberlin	497 Carlow Hill Woodstock
7	NOEL Ceja	NOEL CEJA	5075 4320 ^{Rush Meadow} South rd. 05071 S. Woodstock
8	Marco Ceja	Marco Ceja	4822 South Rd. South Woodstock
9	Ben Harvey	BEN Harvey	27 gorge Rd. Bridgewater
10		Bryan Staples	7 College Hill Woodstock

WOODSTOCK PLANNING COMMISSION
Wednesday, December 1, 2021
7:30PM

MEETING MINUTES

MEMBERS PRESENT: Sally Miller, Ben Jerve, Susan Boston, Mary Margaret Sloan
MEMBERS ABSENT: Susan Silberberg
OTHERS PRESENT: Neal Leitner, Matt Lombard, Donna Lombard

I. Call to Order: 7:30PM

II. Approval of Minutes

July 7th, 2021; August 4th, 2021; September 1st, 2021

III. New Business

Accessory on Farm Business (AOFB) Act 143:

Town Planner, Neal Leitner informed the Planning Commission members on the Peacefield Farm- John Holland, petition process.

If a petition receives greater than five percent of registered Town/Village voters, the petition can be considered for the proposed amendment.

The public hearing notices must be warned with a 30-day notice.

Editorial changes by the Planning Commission are limited to grammatical errors and is not encouraged to make any edits regarding the proposed change(s).

After review by the Planning Commission the proposed amendment is presented to the Select Board or by special vote.

A public hearing date of January 11, 2022 was agreed upon by board members.

Town Plan Updates needed for TRORC certification

Planning Commission Board members discussed the need to revise the Town Plan and hope to have it completed by March to meet a deadline for the Taftsville Center Designation. Neal Leitner updated the language for the Planning Commission.

Neal Leitner said he will distribute a Word doc of the Town Plan so that all PC members can track changes and make edits as the Town Plan is updated.

Energy Chapter

The Planning Commission was informed that Geoff Martin submitted a draft for the Energy Chapter to include submissions by Sarah Wraight.

Accessory Dwelling Unit ADU discussion

The Planning Commission advised that one goal set by the members is to adequately educate residents on the process, the different zoning districts, and overlays to meet different criteria and local regulations.

The Planning Commission will review current zoning regulations to ensure that that there are not changes that needed to be made to accommodate the ADU.

Other Business

Sally Miller requested an update on the two vacancies for PC.

Neal Leitner stated that there are two applicants. They will be interviewed by the Select Board on December 7, 2021.

IV. Adjournment: Meeting adjourned at 8:30 PM

Next meeting to be held on January 11th, 2022, at 7:00PM, which will be a public hearing.

WOODSTOCK PLANNING COMMISSION
Wednesday, January 11th, 2022
7:30PM

MEETING MINUTES

MEMBERS PRESENT: Sally Miller, Ben Jervey, Susan Boston, Mary Margaret Sloan,
Susan Silberberg
MEMBERS ABSENT: None

I. Call to Order: 7:30PM

II. Approval of Minutes

December 1st, 2021

III. New Business

Public Hearing on the “Accessory On Farm Restaurant” zoning amendment.

Sally Miller began the meeting by explaining the process for the PC of the proposed petition.

The petition was submitted by citizens of Woodstock to make a zoning change.

Sally explained that the PC is not able to change the language of the petition, the PC will forward the petition to the Select Board as written. As part of 4441 VSA 24 the PC is required to issue a statement in conjunction with this petition to the Select Board.

Sally then opened the meeting to the public for discussion.

Al Alessi requested that the town, the officials, and the citizens to take a step back to review where Woodstock is at. Al is concerned that passing this petition will diminish the town’s careful planning of regulations and effectively change the character of Woodstock. Al Alessi further states that the idea of having a commercial business next to a residence changes the residential five-acre neighborhood. Al Alessi expressed that he witnessed the building of the Peacefield Farm restaurant in advance of receiving approval from the town or the state. Al Alessi urges the Planning Commission, the Select Board and Woodstock citizens to reject this approach to the town of Woodstock’s planning. Al encourages all to take the due time needed to maintain a town plan worthy of the town of Woodstock.

Sally Miller clarified to Al Alessi that the petition is not to change the town plan but rather to change the zoning amendment for the town of Woodstock only.

Sally Miller stated that this amendment would impact the residential five-acre residents. Sally’s concerns regarding the amendment request are that seventy-five percent of Woodstock is five-acre zones and the request to amend the current amendment would allow an on-farm restaurant anywhere within that five-acre zone.

Mallory Bennett reminded Al Alessi as well as the other participants in the meeting that the town of Woodstock belongs to the entire Woodstock community. Mallory Bennett feels that it is in the best interest of the Woodstock community to understand that it is not just about the individual who lives next door, it's about the entire community who want to support the restaurant. Mallory Bennett spoke about how Woodstock has struggled to bring in younger generations and when the younger people come to Woodstock, they are finding that there is nothing to do. Mallory feels that residents who deny the opening of Peacefield Farm is out of selfishness and respectfully requested that the opposed parties reconsider their stance.

Donna Lombard started by thanking all those that support the Lombard's in this endeavor. Donna Lombard echoed Mallory Bennett's sentiments in that when one drives through Woodstock in the early evening hours, it is a sad place to be. Donna states that what she and her family are hoping to accomplish with the amendment is to move forward and offer a space for couples, families, and friends to enjoy a good farm to table meal and to support the town of Woodstock. Donna Lombard relayed that Woodstock tourists are frustrated by the lack of options for dining, etc. Matt and Donna's vision is to offer a farm to table experience that is beneficial to the community. Donna Lombard expressed her frustration that within the ten years since she has moved to Woodstock there is steep decline in options for places to eat for residents and tourists and that is something that Donna and Matt would like to change. Donna and Matt Lombard are grateful for their many supporters and hope to continue with the dream that she and her husband, Matt share to give back to the Woodstock community.

Sally Miller reminded all in attendance that this meeting is specific to changing the zoning amendment and not aimed at a specific project. Sally stated that she understands that Peacefield has supporters and detractors but the purpose the meeting is to discuss a change to the zoning regulations that would allow a particular restaurant of this type, which has been proposed anywhere in the community with no regard for neighbors or a particular situation. So anywhere in that five-acre zone one could put this type of establishment. Sally Miller read what the amendment says, "the proposed amendment is for an on-farm restaurant." The restaurant is located on a site that is a farm that features meals. This amendment would allow for a restaurant anywhere in a five-acre zone. There is currently no definition in the current zoning regulation for what is a farm.

Sabrina Brown inquired where one could locate where the residential five-acres are in Woodstock.

Sally Miller advised that the town of Woodstock website has zoning maps that are available to view.

Neal Leitner shared the link to the town's website for anyone interested in viewing the zoning maps.

Sabrina Brown states that she frequently travels the corridor between Woodstock and Billings Farm up to Teago's store and Artistree as she takes part in the offerings along that route has seen growth and feels like it has the space to continue to grow but understands the challenges for everyone. Sabrina continued to share that as someone who does events in Woodstock through her Woodstock Productions business often seeks locations for people to have celebrations and bring business to Woodstock, she has a vested interest in seeing growth in Woodstock but understand that brings a fine balance.

Tom Debevois sought clarification for Act 117 and Act 143 and his question of whether the restaurant must be subsidiary to the farm operation.

Sally Miller clarified that statement is not true and that there is no mention of Act 143 in the petition.

Tom Debevois stated that this is a Conditional Use, which Sally Miller confirmed. Tom Debevois then stated that could certainly be a part of the Conditional Use approval and feels that it is an important part of this because it would not work in areas that are residential five-acre if it is tied to a farm operation.

Sally Miller addressed the language about it being on a site at a farm, it does not define what a farm is and does not tie to Act 143 or say what percentage is an accessory business to a farm or primary source of income for a farm. There is a lack of definition that would normally be included to help identify the ways of making sure that it is appropriately sited.

Roger Logan sought clarification on the definition of what rural character is.

Sally Miller replied that there is not currently a specific definition for rural character but agreed that is a good question. The definition can be created and possibly added to an amendment change. Creating a specific definition for rural character could assist in the future for defining how an amendment would be written.

Mary Margaret Sloan shared some of the questions that have been raised as well as some concerns of her own. Mary Margaret Sloan shared that for a lot of her professional career in the Upper Valley she worked to protect farms, improve local businesses, and improve opportunities for farmers who might work in vital communities. Through some of those connections, she reached out to the people at Vermont Farm to Plate and Vital Communities Food and Farm Program and learned that they have support for the concept but concerns about the definition.

Mary Margaret Sloan advised that the idea is a good one “how can we help farmers and how can we help support that?” The issue that was raised by the Farm to Plate people is the scale of the project is a commercial venture in a residential zone.

Tom Meyerhoff resides just south of the project on seven acres. Tom Meyerhoff advised that his understanding of the petition reads that on his seven acres that it would be permissible for him to grow lettuce, tomato, and onions and open a large fast-food restaurant and a full bar. Tom Meyerhoff feels that there are dozens of others that would fall under this residential five-acre zoning that could do the same. Tom Meyerhoff further stated that he does not feel that this something that anyone would want in the town of Woodstock.

Sally Miller confirmed with Tom Meyerhoff that any similar request would need to file a Conditional Use permit and would need to fall under the Conditional Use criteria and there are limitations and standards prior to a Conditional Use permit being granted.

Sarah Lamb shared statistics for the opening of new restaurants. According to Sarah Lamb, on average pre-COVID, it takes a new restaurant two to three years before being able to turn a profit. Based on this information, Sarah Lamb does not feel that any farmer would choose to open a restaurant and make that their primary source of income especially within the past few years even established restaurants have been struggling with maintaining staff and struggling to make any growth progress. Sarah Lamb further believes that the previous example of growing lettuce, tomato and onions then opening a fast-food restaurant and bar given previously was an extreme example. Sarah Lamb believes that for a person to open a farm to table restaurant that they would have to be passionate about the project.

Sally Miller reminded attendees that when crafting a zoning regulation that what the boards consider is looking at the community as a whole and supporting appropriate development.

Kristen McEntyre shared that she is a graduate from Woodstock High School and moved back to Woodstock approximately four years ago. Kristen shares that she understands distinction between the specific project and the broader zoning but does think that this project and future projects represents the opportunity that she hopes everyone will be excited about as a community. Kristen McEntyre states that there are current businesses along the same corridor as the proposed project and there has been some interesting growth in that area. Kristen McEntyre is hopeful that boards will not only consider what this project could provide to the community but also future projects.

David Nixa pointed out that in his mind this petition is focused on a single location and while the petition is broader, the fact is that it is not necessary because there are avenues to do exactly what is being proposed. David Nixa feels that those avenues have been pursued and, in some respects, rejected and are now under appeal. David Nixa further states that because those efforts have failed in part at least, he feels that it is curious that we had to go to the extreme of a petition to accomplish what has been in many respects rejected for legitimate reasons. David Nixa now feels that we are now faced with passing a petition, which in his mind is for a single entity. David Nixa says that this feels premature but is not suggesting that there should be nothing there. David Nixa supports what Matt, John and Ben are doing and supports agriculture and thinks it's wonderful. David Nixa can see them doing what they do as farmers. David Nixa states if we had an operation or indoor proposal or petition that was reasonable and did not have the scale and scope as Mary Margaret pointed out that this proposes. There is not a single restaurant that is open in Woodstock until eleven o'clock at night. What David Nixa states that what we have now is a proposal for a zoning requirement with a petition that has a scale that is consistent with things that have already been rejected. We are now being asked to consider whether anyone can do this. David Nixa suggests that we not be naïve, this is about a single location. David Nixa's final comment is that in the comment section someone suggested that an on-farm business is not retail and to David Nixa this is just plain false, and he does not know what it is trying to be accomplished with the way this has been presented. David Nixa states that he would be openly supportive of anything that is farm to table that's reasonable but let's follow existing laws, rules, regulations, and statues that allow for this. There is nothing that prohibits this from happening now but what is being rejected by this petition is "you didn't get what you wanted" so again, David Nixa believes that we need to be circumspect as we go forward with looking at this position to see what we are really going to accomplish with it.

Sally Miller advised that the discussions should refrain from being at the personal level and should be much broader about the actual proposed amendment. Sally Miller addressed David Nixa's remark regarding a restaurant being retail. The board will seek to define what is retail.

Laura Powell wanted to confirm the changing of definitions. Laura Powell presented the question to Sally Miller-if the Planning Commission recommended a definition of a farm to the Select Board, could the Select Board adopt that change, make it a definition, and define it for the purposes of this amendment?

Sally Miller replied in the affirmative but cautioned to everyone that normally when an amendment to the zoning is considered it takes months in research and discuss in detail what all of this means. Sally is not able to confirm currently if they will be able to come up with an adequate definition of farm between now and the next meeting in February. The members will continue to conduct research and figure what are all the little pieces that get put together for a zoning change.

Laura Powell followed up with the question of whether the parties who proposed the amendment change have requested this change previously.

Sally Miller replied that she was not aware of any previous amendment change request by the parties involved but have reviewed other amendments that have encouraged different types of development. The current petition came with the support of the community.

Ben Jervey asked Sally Miller if there was a reason that the board would not consider the Vermont Agency of Agriculture's definition of farm.

Sally Miller's response is that she has some concerns with the Agency of Agriculture's definition of farms is a limited definition and may only allow for three thousand dollars a year but will research this further.

Roger Logan requested to speak again and expressed appreciation for the board keeping the discussion on the level about not one business. Roger Logan sought clarification for what kind of town is this and to what extent are engaging in nostalgia about what a farm is. Roger states that there are no giant agriculture businesses farms in Woodstock and does not think that there ever will be. It has been a long time since there have been multi-hundred-acre dairy farms in Woodstock. Roger asked if Woodstock is moving forward, are we engaging with the world as it is or are we trying to preserve some kind of Disneyland heritage that does not reflect anything like operant reality going forward? Roger confirms that he is not saying that this zoning amendment is right or wrong as he does not have that strong of an opinion about it, but this is a conservation that Roger feels the town should be having. What is the town's future going to look like and if you decide that we can't have a restaurant here, you are to some extent deciding what the future of the town is going to be.

Sally Miller states that the Planning Commission in addition to writing zoning regulations they are also responsible for writing the Town and Village plan. In doing so, this invites broader discussions about community with different chapters that discuss many things that guide their regulations. The Planning Commission evaluates the pros and cons of many elements when drafting the Town and Village Plans.

Al Alessi spoke about him trying to separate and divorce his personal issue about living in proximity to a project and wanted to speak more generally about "Disneyland" which Al Alessi felt was an interesting metaphor. Al Alessi confirmed that the previous farm at the Pomfret location is that same exact size as what the previous farmer owned but wanted to point out his concern that a whole bunch of people perceive the proposed project as a place that they go to hang out and take part of the bar and Al Alessi doesn't not believe that it is accessory to the farm. Al Alessi states that there is strong support of the accessory on-farm and enjoy the foods that are grown there. Al Alessi would ask that any other projects in the future, if that's what being discussed in broad terms, are we talking about bars that can be established? Al Alessi admits that as a musician he once played in bars himself for a couple of decades but has concerns about a bar located in a quiet area is really quite a different thing. Al Alessi offered that if there was a bar on Long Hill Rd or between South Woodstock and Woodstock along one of those fields or going north on route 12, Al Alessi states that he can envision all kinds of people that would be upset that there is bar activity within ear shot and in terms of lighting and so forth. Al Alessi would like to see a separation-he further states that he does not mind people eating food but to make this project a nightspot is a step away from the farm and any restaurant associated with that farm and wants that to be considered. Al Alessi asks, do we have to automatically include that one could have a full-service bar and

keep the hours of operation for as late as the owner would like. Al Alessi feels like that pushes this to another extreme.

BJ Dunn offered a comment that BJ Dunn feels that is pretty easy to start a farm on five acres or less. BJ Dunn feels that there are several locations that the proposed amendment as written would allow a small restaurant. BJ Dunn feels that this proposal could easily be replicated in other residential five-acre properties and requests that people look at their neighborhood and what it would look like if there was a cluster five-acres of properties, how would something like this as proposed here fit there.

BJ Dunn posed the question under the requirements section regarding three outdoor events with amplified music per year may be held if the events end by 6:00 PM featuring products on the farm. On all other days amplified music should be limited to 70db.

Sally said there are noise ordinances in the town, but not sure if they are enforced during the day.

Todd Heyman introduced himself. He supports the amendment. He lives in Hartland. He also supported the petition amendment. He said the town plan encourages agri-preneurism, which supports creative farming. So therefore, the zoning amendment is in conformance with the town plan. He also mentioned that extrapolating the amendment to mean that all R5 properties will have a restaurant is ludicrous. He also stated that the town has the ability through the conditional use permit process to review any potential restaurants regarding lighting, sound, and other nuisances.

Sally mentioned that just because the town plan supports something, doesn't mean that we are open to any definition. She is concerned that this is open to all R5 zones. She stated that the PC wants to look at how all the people of Woodstock could be affected by this. A balance is important to strike when making regulations. She also mentioned that this method of amending the zoning regulations is extremely rare in Vermont, according to legal counsel.

Tom Debevois said that agriculture is changing and feels that the advantage we have here is the proximity to the market and dairy farms like ours are no longer the future. Even within the dairy industry to survive on a small operation, which is all one could operate in Woodstock. It would be imperative to get the final product as close to retail as possible. Tom states that dairy farms and farming in general is going towards large scale commercial farming operations putting a strain on smaller farms which makes small farmers look for creative ways to make a living. Tom would like to see the Town Plan be more specific about businesses that farms can have.

Sally Miller said that Tom Debevois point is a good one and feels that the zoning and Town Plan is all tied together. The Town Plan is generally revised every 5 years and subject to updates before then.

Donna Lombard wanted to clarify the use of the word "bar" as it was used frequently during discussions. Donna states that it is inaccurate to continue to call the project a bar because the emphasis is- Sally Miller interrupted to state once again that this is not about the business but rather the petition only. Donna Lombard followed up with the need to clarify for the people in attendance that the project is not first and foremost a bar. Sally Miller says that the meeting is for the language only and there is not anything that currently defines a bar, and the purpose of the meeting is to discuss the language in front of us.

Sally Miller addressed the comment section in the Zoom and whether it is relevant or not. The only topic should be regarding the proposed amendment and certain language. Sally explains that it is relevant in how it is defined in this proposed amendment and not any other on-going business.

Ben Halley introduced himself as the general contractor who has been working on Peacefield Farm prior to defining the business as a farm to fork. Ben Halley owns a farm in Woodstock with 20 beef cattle and chickens. The profits from the beef cattle and chickens are meager. Ben sells directly to the consumer, and it is not enough to pay his mortgage on the farm let alone sustain a household. Ben requested that the Planning Commission do whatever they are able to support farmers so that they can make as much money as possible. Ben feels that if he was able to sell from farm to fork it would likely double his income but would still not be a livable wage in Vermont. Ben further states that anything that Town can do to support this would be greatly appreciated.

Sally Miller told Ben Halley that she does not think that anyone would disagree with his comment. Again, the purpose is to decide if this amendment is written appropriately for what we need to do.

Chris Miller spoke up in support of the farms and the farm to table. Chris stated that it's good for business, it's good for the farmers, however Chris thinks that the specifics in the language are not appropriate for what would be allowed and feels that there needs to be an amendment to work for everyone. Chris further feels that size and scale and suggests "let's not be coy" this has all been precipitated by the piece in proximity to Al Alessi's house. The size and scaled of that project was such that it was denied, and this amendment appears to allow others of that scale and does not feel that it is appropriate. Chris also said that he feels that a little more time getting the details right and the details are the crux of the matter here.

A motion to close testimony was made. It was seconded. Testimony was closed.

Sally invited those in attendance to stay on if they would like but she would be speaking directly to the Planning Commission members.

Sally Miller shared the notes that she documented during the meeting. Sally Miller shared that she has some concerns that there is no real definition of a farm. The PC can review what the state of Vermont has for a definition, the R.A.P. definition. Sally states that she disagrees that a farm is retail, and she does agree that a restaurant is retail. Sally is concerned about the fact that this is a five-acre zoning- and posed the question why the larger forest reserves and the twenty-five-acre zones weren't included which are in some ways more appropriate zones for this type of development. Sally suggest that the Planning Commission look at creating an overlay to further define where a project like this could be located. Sally said that there is nothing in the amendment that says it's about an accessory on farm business. She questioned if we want the restaurant to be the primary development, or do we want it to be a farm? If it is accessory, how do we define that? How does it define being farm to table when you have more tables than you have farm? A definition needs to be created to define rural character-Sally Miller will review the Town Plan to seek clarification for the definition.

IV. Adjournment: Meeting adjourned at 8:30 PM

Next meeting to be held on February 2nd, 2022, at 7:00PM.

WOODSTOCK PLANNING COMMISSION
Wednesday, February 2, 2022
7:00PM

I. CALL TO ORDER 7:00 P.M.

Sally Miller called the meeting to order.

II. APPROVAL OF MINUTES January 11, 2022

Approval of minutes were postponed to the March 2nd meeting.

III. NEW BUSINESS

Sally Miller introduced two members of the Planning Commission, Nicolas Seldon and Frank Horneck.

A. TRORC presentation on guidance for municipalities re: Cannabis Control Board.

Tori Littlefield introduced herself as the chair of the cannabis control board.

Tori informed the PC about the recent municipal guides that have recently been introduced if Woodstock Village and Town choose to approve retail cannabis.

The Control Board advised that retail cannabis must be treated the same as any retail business within Woodstock zoning regulations. It is not permissible to have specific regulations regarding cannabis retail. The State of Vermont has implemented some regulations. The regulations would include 500-foot buffer zone from school property lines. Tori advised the commission members to refer to the guide that was submitted, specifically section four that details what is and is not permissible. Tori states that Kevin Geiger and Kimberly Gilbert from Two Rivers are working on documentation with suggested zoning language to submit to the towns that currently work with Two Rivers. If the town and village opt in for cannabis retail, Woodstock would have until October 2022, which is when the state of Vermont will begin to issue cannabis retail licenses. Opting in for retail cannabis does not mean that Woodstock will necessarily mean that a business will open but that the licensing will be issued for retail applicants. The vote to opt in for retail cannabis is in March 2022.

Tori confirmed for Sally Miller that the opt in/out vote has been placed on the March 2022 ballot. Tori also said that there would be a cannabis information meeting would be held February 9th to assist in answering ballot questions, etc. If the only the town or village opts in, then the PC would need to create language specific to the town or village in addition to the state requirements.

Sally Miller sought clarification as to whether the regulations should be stipulated by the PC or as a town or village ordinance. Tori states that for Two River's the words zoning and ordinance are interchangeable. Tori shared that a new municipal guide would be released to the Cannabis Control

Board on March 1, 2022. Tori is hopeful that the guide will provide more insight as to what towns are capable of.

Neal Leitner, Town Planner inquired from Tori what is the definition of school under the current guidelines. Neal's query specifically mentions a church and preschool. The concern for the issue is the 500-foot buffer zone for schools could potentially shut down the ability for businesses in the village. Tori stated that the definition for school will hopefully be in the new municipal guidelines in March.

Nicolas Seldon asked Tori to explain the enforcement provision which talks about nuisance. Nicolas wanted to know if the municipality would regulate enforcement if a retail shop were engaging in nuisance behavior.

Tori responded by confirming that the village/town in conjunction with the Cannabis Control Board would assist in the regulations in dealing with nuisance behavior. Nicolas inquired if the Cannabis Control Board has researched any nuisance behaviors in other towns where consumers are creating nuisance behaviors. Tori stated that type of research has not been conducted at this time but would consider researching prior to the Cannabis informational meeting.

Frank Horneck said that research has been done regarding nuisance behavior but not regarding consumers. Tori confirmed that the current Vermont state law is that cannabis can only be smoked in a private residence only. Tori further stated that the regulation regarding edibles is not clear at this time. Tori shared that while smoking cannabis is usually obvious, ingesting it is difficult to prove.

Sally Miller and Tori Littlefield confirmed that they will move forward as a team if the town/village opt in for cannabis retail.

B. Accessory On-Farm Restaurant zoning amendment P.C. report.

Sally Miller introduced the next item on the agenda: AOFB zoning amendment.

Sally Miller advised that it is the PC's obligation to submit a report in conjunction with any zoning amendment.

Mary Margaret Sloan discussed the zoning amendment report that she prepared for the PC. The PC discussed the report and discussed some changes to the report.

Al Alessi and David Nixa offered suggestions to the PC regarding the report as well, pointing out issues that the current rendition of the amendment could create.

The PC continued to discuss the finer points of the proposed amendment report.

After discussions, a motion was made to accept the edits mentioned and was voted on unanimously by the six members present to accept.

Motion passed 7-0.

C. Town Plan Updates: Review and potentially schedule for public hearing

Sally Miller advised that the Town Plan update is placed on the March 2nd Planning Commission agenda.

The planning commission discussed which chapters had updates. Neal Leitner said that the Housing, Economic Development, Energy and Education chapters included updates recommended by TRORC.

Sally Miller asked if the town plan update public hearing schedule would still be on track for adoption by the end of June. Neal Leitner stated that it would be as long as the town plan update is sent to the public hearing process by the March 2nd Planning Commission at the latest.

Sally Miller asked if the PC needs to vote on this tonight. Neal briefly explained the public hearing process. Sally also described the details of the process and why the town plan process was initiated.

Nico Sheldon asked if the town plan update is the first since 2016. Sally stated that no, it was updated in 2020 with the Education Chapter. Per Vermont Statute, the entire town plan must be updated, not by chapter.

Accessory Dwelling Unit / Affordable Housing discussion.

Sally Miller gave the PC an update with the progress the EDC Accessory Dwelling Unit subgroup has been working on. The EDC is still working on the details. Neal Leitner mentioned that Act 179, the Vermont Statute that promotes Accessory Dwelling Units, supersedes local zoning if it conflicts with the Act. Sally Miller discussed future planned meetings with the public to answer questions about the ADU process.

After discussion ended, a motion was made to adjourn. It was seconded.

Motion passed 7-0.

E. ADJOURNMENT

Meeting adjourned at 9:00 PM.

**Recommendations to the Woodstock Select Board
from the Planning Commission
Re On Farm Restaurant Amendment to Zoning Regulations
February 2, 2022**

The Planning Commission is strongly in support of farm-to-table opportunities in Woodstock and helping farmers make a viable living from farming. It's hard work and the profit margin can be quite slim. We as a community benefit from a farm's undeveloped open space and locally available food, so any support we can provide is important, not just for the farmer, but for Woodstock and for Vermont. This perspective is reflected in our Town Plan and our current Zoning Regulations.

In developing the recommendations below, the Planning Commission held a special hearing on January 11, 2022, in which over 50 people were in attendance, both virtually and in person. Additionally, members of the Planning Commission have connected with and learned from: VT Farm to Plate staff, Vital Communities Food & Farm Manager, Vermont Fresh Network, UVM Extension, Cloudland Farm (on farm restaurant in Pomfret), and Philo Ridge Farm (on farm restaurant in Charlotte).

The proposed On Farm Restaurant Amendment is problematic for several reasons – One, the purpose of this amendment is counter to clear goals laid out in the Town Plan to protect the rural areas of Woodstock, for instance:

- *Land Use Goal: “5. to protect the historic settlement patterns of one main village center and smaller hamlets, surrounded by rural areas.” p 108*
- *“Woodstock for the most part is a good example of the concentric circle of planning. The core, the village center, has lot sizes at the highest density (1.8th of an acre). There are even a few grandfathered lots smaller than this. The further one travels from the core, the lower the density. The forested area of the town (located southwest of the village) represents the lowest density with a minimum parcel size of 28 acres. Not only does land size change as one gets further away from the core but also the use of the land changes as one moves further away. The most intense use, retail, is located at the village center. A gradual transition takes place as one goes from central retail to adjacent service to rural agriculture and finally to woodland forestry at the edges.” p 108*
- *“The Residential Five-Acre Area makes up a majority of the low density land area in Woodstock. The primary purpose of this land use area is to provide a location for low-density residential development while perpetuating the open, natural landscape that is so essential to Woodstock's rural character. Most of the development in this land use area lies directly along town roads, with much of it within three hundred feet of these roads. With many of the homes being built close to the road, the back of the lots remain undeveloped. When combined with neighboring lots, the undeveloped portions contribute to larger areas of undeveloped land creating the desired outcome for wildlife habitat and healthy forests. These larger lots carry a twofold benefit, homes for the residents and when viewed in total, a healthy ecosystem. ... Uses in this area should be limited primarily to residential and occupations that can be conducted within a home such as a day care facility or bed and breakfast. ... Development in this area must be of a type and scale that is consistent with the purpose of this land use area. Retail development of any scale is not appropriate for this land use area”. p 109-110*
- *Under the description of Residential 5 Acres: Development in this area must be of a type and scale that is consistent with the purpose of this land use area. Retail development of any scale is not appropriate for this land use area.” p 110*

Two, the scale of the commercial/retail activity proposed by this amendment is out of alignment with activity in Residential areas and doesn't take the impact on neighbors into account. The Amendment allows for a commercial restaurant to be operated in Residential 5 Acre areas, up to 7 days/week; open until 11PM each night; seating 80 people at a time; among other allowances. Because the On Farm Restaurant Amendment impacts Residential areas, it would affect more than half of the Town of Woodstock – this includes main roads right down to small dirt lanes. It also includes areas that are fairly densely populated such as parts of College Hill, Church Hill, areas adjacent to Taftsville such as Sugar Hill, along Route 12 north of town, and many other neighborhoods. Therefore, this issue needs thorough and thoughtful research and discussion – not a rushed process that bypasses the entity charged with overseeing Zoning Regulations.

Three, the Town already endorses avenues for farmers to grow and sell products through Act 143 (Accessory On Farm Business). Currently, Act 143 is being improved at the state level – there's a bill before the House right now (H. 581), supported by the Rural Economic Development Working Group, to clarify rules for Accessory on Farm Businesses.

Additionally, the impetus behind this proposed Amendment is Peace Field Farm, and there are currently lawsuits and countersuits surrounding this project. The Town should wait until those are resolved before moving forward.

RECOMMENDATIONS:

Primary Recommendation: The Planning Commission encourages the Select Board to reject the proposed Amendment in full, for the reasons listed above, and ask the Planning Commission to take up a thorough review of our Zoning Regulations and consider changes to support agri-preneurial activity and diversification of on-farm business aligned with the Town Plan, including potentially on-farm restaurants. Clearly, there is interest by some in the town, as reflected by the petition signatures. This would allow for time for thoughtful consideration and discussion, including with a range of farmers and others involved in Farm-to-Plate, that would go through the proper Planning Commission processes.

Secondary Recommendation: If the Select Board decides not to adopt the first recommendation and it wants to move forward with some kind of amendment now, we urge the following changes to the Amendment to align it with state law and the Town Plan and Zoning Regulations, plus concerns raised by the Act 250 District Commission and Town Development Review Board:

- Include a requirement that to fit under this amendment the entity must qualify as a farm under Vermont State Law
- Remove the retail exclusion for On Farm Restaurants
- Adjust the amendment to recognize that it's in an area zoned residential and must fit the character of the neighborhood, per the Town Plan.
- Address the concern of scale by reducing the number of days open, hours of operation, and people served. We recommend using Cloudland Farm and Philo Ridge Farm as models, both of which are well-known on-farm restaurants in rural areas.
- Remand the modified amendment to the Planning Commission for review and approval before putting it to a vote before the Select Board.

**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*