

Town of Woodstock
Select Board Special Meeting
June 28, 2022
5:00 pm
Town Hall & Zoom
Minutes

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Keri Cole, Susan Ford, Tom Yennerell, Nikki Nourse, Steven Bauer, Patrick Fultz, John Lippman, Mary Margaret Sloan, Donna Lombard, Michael Stoner, Mallory Bennett, Tom Ayres, David Gryck, Tom Meyerhoff, Cynthia Volk, BJ Dunn, Al Alessi, Tom O'Brien, Fire Chief David Green

A. Call to order

1. Chair Swanson called the Select Board Meeting of June 28, 2022, to order at 5:00 pm.

B. Public Hearing for Proposed Amendment to the Town of Woodstock Zoning Regulations

1. Mr. Bauer shared a presentation (included in minutes).
2. Mr. Bauer stated that the 50% products is already defined in Act 143. This is specifically to separate the requirements from Act 143 which are already set. The substantial amount can be determined at the DRB's discretion. An on farm restaurant is different than an accessory on farm business, and therefore has different requirements. There are still certain aspects that they need to clarify in this amendment. There are different calculations they can do. For example, they went with 2,800 square feet because it seemed like a pretty good size building. This could be changed.
3. Chief Green stated that any place that has a liquor license or is a public building has capacity rules. If a building allows 100 people, you can have 100 people total including outside. For, example, you can have 50 inside seats and 50 outside seats.
4. Mr. Fultz stated that 60 seats is not very many seats and many not be viable. They really should think about that number.
5. Mr. Bauer stated that they want to encourage people to be far away and not at their property line to not disturb neighbors.
6. Ms. Ford stated that they did a 10 acre minimum because 5 acres is not enough. It will be self-regulating. Most likely people will need a larger farm to sustain a restaurant.
7. Chair Swanson stated it would be up to the restaurant owner and farmer to know what is viable for them or not.
8. Ms. Sloan stated that she is concerned this does not protect the rural character of residential areas strongly enough.
9. Ms. Lombard stated that being a farmer is not easy right now. This amendment helps Woodstock grow and evolve and helps to support agriculture. She really appreciates what has been done so far.
10. Mr. Bauer stated that this is a workable document. It is not perfect, and they can still work on it.
11. Chief Green stated that the 2,800 square feet is for the public space only. You can have a 20,000 square foot building but you can only use up to 2,800 square feet for public use.
12. 70 decibels in a quiet rural area is going to be louder than 70 decibels in the Village.
13. This amendment will continue to be worked on and there will be another public hearing in the future.

C. Citizens comments – none.

D. Additions to & deletions from posted agenda

1. Addition – July 5th meeting

E. Other business

1. July 5th meeting
 - a. Mr. Bourgeois stated that next Tuesday's meeting is after a holiday. He does not think they need to have that meeting.
 - b. Chair Swanson agreed.

Motion: by Mr. Bourgeois to cancel the Tuesday July 5th meeting.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 4-0-0, passed.

F. Adjournment

Motion: by Mr. Bourgeois to adjourn the meeting at 6:09 pm.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 4-0-0, passed.

Respectfully submitted,
Nikki Nourse