

Town of Woodstock  
Select Board Special Meeting  
October 4, 2022  
5:00 pm  
Meeting  
Town Hall & Zoom  
Agenda

- A. Call to order
- B. Public Hearing for Proposed Amendment to the Town of Woodstock Zoning Regulations
- C. Other business
- D. Adjournment

This Meeting will be held in person at Town Hall or by Zoom.

The link to join us by Zoom is:

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

or from [zoom.us](https://zoom.us) you can enter these details to join the meeting

Meeting ID: 847-8240-6503

Password: 247624

You can also download the Zoom app on your smartphone

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

Phone number: 646 558 8656

Meeting ID: 847-8240-6503

Password: 247624

# **PUBLIC HEARING NOTICE**

TOWN OF WOODSTOCK, VERMONT

31 The Green  
Woodstock, VT 05091  
(802) 457-7515

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

**TUESDAY, OCTOBER 4, 2022, at 5 P.M.**

The Town of Woodstock Selectboard will hold a public hearing on Tuesday, October 4, 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 or ADDED:**

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 will be available from the Department of Planning & Zoning or on the Town website at [www.townofwoodstock.org](http://www.townofwoodstock.org) on Thursday, September 15, 2022.

1 TO THE TOWN OF WOODSTOCK SELECTBOARD:

2 Pursuant to the authority provided by 24 V.S.A. § 4442, the Town of Woodstock Selectboard  
3 has requested the following proposed amendment to the Town of Woodstock Zoning  
4 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 menu  
8 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 Article V. is amended to read:

20 SECTION 536. ON-FARM RESTAURANTS

21 A. Statement of Purpose:

22 The purpose of this section is to specify provisions that support the responsible expansion of

1 on-farm restaurants into the R-5 District. The Town recognizes the important role that  
2 agriculture plays in the economic vitality of Woodstock’s future. The Town also understands  
3 that such a demand can place an undue burden on the Town’s rural landscapes without proper  
4 oversight and regulation.

5 B. Requirements. Any restaurant located in the R-5 District ~~shall~~ **must** comply with the  
6 following requirements:

7 1. Before receiving a conditional use permit to operate an on-farm restaurant, an  
8 applicant must submit a certificate of farm determination from the Vermont Agency  
9 of Agriculture, Food and Markets to the Administrative Officer.

10 2. Hours. Hours of operation shall not exceed 11:30a.m. to 10:00p.m., ~~six (6)~~ **five (5)**  
11 days per week.

12 3. Size and Scale.

13 a) The minimum lot area required is ten (10) acres except that the minimum lot area  
14 shall be five (5) acres for the adaptive reuse of farm structures existing as of July  
15 1, 2022.

16 b) The ~~footprint of the~~ restaurant building shall not exceed 2,800 square feet.

17 c) The ~~footprint of the outdoor dining area shall not exceed 25% of the total~~  
18 footprint of the restaurant building.

19 d) Occupancy shall be limited to the maximum occupancy load, as determined by  
20 the Woodstock Fire Chief, or 100 persons, whichever is less.

21 ~~Seating shall be limited to 60 seats and no more than 15% of those seats may be~~  
22 bar-style seating.

- 1           ~~f)~~ The occupancy limit for daily outdoor dining shall not exceed 25% of the amount  
2                           as determined by § 536 (B)(3)(c).
- 3           ~~g)~~ 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, as determined by the  
5                           TDRB. The applicant shall provide a sample menu to the TDRB that identifies the  
6                           products either produced or not produced on the farm, at least forty-eight (48) hours  
7                           before the noticed 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, and  
12                           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                           ~~a) All special event parking shall be located at least 500' from the nearest residence.~~  
19                           ~~Evening events shall be located at least 500' from the nearest residence.~~
- 20                           ~~b) Outdoor special events shall be limited to no more than ~~12~~ three (3) events per~~  
21                           ~~year.~~
- 22                           ~~ii. Daytime events shall be located at least 250' from the nearest~~  
23                           ~~residence.~~

~~iii. Associated event parking shall be located at least 250' from the nearest residence.~~

c) All outdoor evening events shall cease by 10:00pm on weekends (Friday – Sunday) and 9:00pm on weekdays (Monday – Thursday). No event may start before 8:00am.

d) Noise shall not exceed 70 60 dB as measured at the property line.

e) There shall be no firework displays.

f) ~~Attendance shall be limited to the maximum allowed occupancy load, as determined by Woodstock Fire Chief, or 150 persons, whichever is less.~~

C. Definitions:

As used in this section:

“Farm” shall have the same meaning as in Section 2.14 of the Vermont R.A.P.

“Farm structure” shall have the same meaning as in Section 2.15 of the Vermont R.A.P.

\* \* \*

Article VIII. Sec. 810 is amended to read:

SECTION 810. CONDITIONAL USE APPROVAL

A. Any use and/or structure, which requires a Conditional Use permit, shall not be granted a zoning permit by the Administrative Officer unless the TDRB determines that the proposed use or structure shall conform conforms to the general standards prescribed in these Regulations and by does not causing cause an undue adverse effect on the following:

1. The capacity of existing or planned community facilities;
2. The character of the area affected, as defined by the purpose or purposes of the zoning

- 1           district within which the project is located, and specifically stated policies and
- 2           standards of the Woodstock Town Plan;
- 3           3. Traffic on roads and highways in the vicinity;
- 4           4. Bylaws then in effect;
- 5           5. Utilization of renewable energy resources.