



Woodstock, Vermont The Shire Town of Windsor County

DEPARTMENT OF PLANNING & ZONING

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802-457-7515

WOODSTOCK PLANNING COMMISSION

The Woodstock Planning Commission met on Wednesday, July 6, 2022.
The meeting was held in person at Town Hall and available via Zoom.
Draft minutes are subject to approval.

MEETING MINUTES

Commissioners present: Chair Boston, Vice Chair (“VC”) Sloan, Mr. Lawrence, Mr. Horneck, Ms. Powell, and Mr. Seldon

Staff: Steven Bauer

Active Participants: None.

Guests: Sarah Wraight, TRORC, and Kevin Geiger, TRORC.

1. CALL TO ORDER:

Chair Boston called the July 6, 2022 Planning Commission meeting to order at 7:00pm.

2. ADJUSTMENTS TO AGENDA – none

3. INTRODUCTION OF NEW MEMBERS – Brief introduction of new commissioners, Brad Lawrence and Laura Powell. Brief introduction of TRORC Staff, Kevin Geiger and Sarah Wraight.

4. TOWN PLAN REVISIONS

(a) TRORC, Sarah Wraight and Kevin Geiger

Sarah Wraight talks about the town plan revision to make housing, an essential part of the village and town, more accessible and affordable. Trying to make specific recommendations and goals to support the work and to improve conditions for creating more housing in the town. Kevin Geiger suggests moving the statements out of the housing chapter that are policy statements and reworking them into more of an action plan. Sarah highly recommends an action plan for this chapter as well as clarifying the goals, policies, and actions. This would help clarify what the policies are so people don't get confused when reading through the plan. Chair Boston discusses adding information about solar and wind energy to the town plan to have say in where this commercial development can be put because there currently is not much regulation for new sources of energy. The topic of updating towns plans was concluded with the decision to change Kevin's edits and add, what are more like policies, to the end of the document, and look at Stevens suggested edits about solar. Goal is to have a new draft by January.

(b) HOUSING DISCUSSION (continued)

Kevin and Mr. Seldon have an in-depth discussion about housing and if there is a way to implement housing exclusively for people that are employed in the town of Woodstock. Kevin explains that there are protected classes that can be provided exclusive housing. Unfortunately,



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where you live is not one of the protected classes. First come first serve is the policy whether you're living in Woodstock or not. Parking seems to be part of the issue with expanding small businesses into the town of Woodstock as well as using those empty spaces to potentially create more housing in the town. Although it was mentioned that people are leaning more towards walking from car to business, and from home to business and vice versa, there is hope that more businesses and housing will be able to open in some of the vacant buildings in the village without the need for more parking. Consider reducing parking regulation, and potentially changing density calculations to more people for the space. Each residential unit gets 2 parking spaces. Each commercial building gets 1 parking space. There is concern with residential parking and how to make more of it. There are many concerns with creating more residential units. One of them being not having adequate sewer systems. Another concern, more specifically, is with buildings like TD bank. To make the upper levels of that building usable, whether it's for offices, or housing, they would need to move the set of stairs for better access. There is also the concern for the safe, as well as the ATM. Many businesses like this just aren't willing to spend the money to make the space more accommodating. also asked if it possible to use fines or tax assessments if the vacant spaces are not in economic productive use. Steven suggests that, while it is possible, it may be better to try to incentivize rather than penalize.

5. OTHER BUSINESS – Website

WEBSITE AND UPDATED PERMIT PROCESS

Steven makes suggestions about how to redevelop a new way to get permits. Using a program that makes it easy to submit a request and find a way for people to get notified through the steps of getting the permit. Ex, when the permit has been reviewed, and when it has been approved.

Motion: by VC Sloan, to adjourn July 6, 2022 Planning Commission meeting.

Seconded: by Mr. Lawrence.

Discussion: none.

Vote: 6-0-0.