

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

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Mary Riley, Keri Cole, Susan Ford, Nikki Nourse, Al Alessi, Steve Bauer, Tom Ayres, James Rielly, Chris Boyle, Mary Margaret Sloan, Patrick Fultz, Donna Lombard, Elizabeth Deignan, Diana Beattie, Zoie Parent, Rebecca Mitchell

A. Call to order

1. Chair Swanson called the Select Board Meeting of October 4, 2022, to order at 4:59 pm.

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

1. Chair Swanson stated that the Select Board is not planning on voting on this tonight. This is just a discussion of the changes.

2. Mr. Bauer shared a presentation.

3. Mr. Bauer stated that an On Farm Restaurant is not an Accessory On-Farm Business. Accessory on-farm business means activity that is accessory to a farm and comprises one or both of the following: (1) the storage, preparation, processing, and sale of qualifying products, provided that more than 50% of the total annual sales are from qualifying products that are principally produced on the farm at which the business located; (2) Education, recreational, or social events that feature agricultural practices or qualifying products, or both. An OFR is not retail. The Planning Commission recommended the removal of the retail exclusion for on-farm restaurants. The Zoning Administrator cannot issue a zoning permit unless the Development Review Board determines that the proposed development conforms to the regulatory standards. The hours of operation are decreased from six to five days per week. The maximum allowable footprint of the restaurant is set at 2,800 square feet. The maximum allowable occupancy changed from 60 seats to the maximum occupancy load, as determined by the Fire Chief, or 100 persons, whichever is less. The maximum allowable occupancy for outdoor is limited to 25% of the occupancy as determined by the Fire Chief. The Town Development Review Board is tasked with determining whether the daily menu adequately features products produced on site. With the outdoor events they went down from 12 to 3 a year. Outdoor events are free to set up how the restaurant desires.

4. Ms. Sloan stated that they should relook at hours and days. This impacts residential character. She thinks five days is too many. Cloudland Farm is only open three days a week. They have been a hugely successful farm based restaurant for the last 10 years. She urged the Select Board to look at the hours that are permitted, especially on weekdays. 10:00 pm is pretty late on a weekday. She also urged them to stick to 60 being the max occupancy.

5. Mr. Fultz stated that they should not put any more restrictions that what they already have in this amendment. This is very well done. Woodstock struggles with food. Restaurants are needed.

6. Mr. Alessi stated that he worries about the unintended consequences that may occur.

7. Ms. Mitchell stated that she is concerned about the effects on streams and that there is enough space for the animals on the farms. Fewer people and more land would be her preference for constraints.

8. Chair Swanson stated that the Select Board will vote on this on October 25<sup>th</sup> at 5:00 pm.

C. Other business — none.

D. Adjournment

**Motion:** by Ms. Ford to adjourn the meeting at 5:27 pm.

**Seconded:** by Mr. Bourgeois.

**Discussion:** none.

**Vote:** 5-0-0, passed.

Respectfully submitted,

Nikki Nourse