

Town of Woodstock
Select Board Special Meeting
October 25, 2022
5:00 pm
Meeting
Town Hall & Zoom
Agenda

- A. Call to order
- B. 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=UXAzWnJxaEE0MzJaMIBKeHJPUjB6QT09>

or from 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

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 ~~e) 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.~~

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

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

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

7 e) There shall be no firework displays.

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

10 C. Definitions:

11 As used in this section:

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

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

14 * * *

15 Article VIII. Sec. 810 is amended to read:

16 SECTION 810. CONDITIONAL USE APPROVAL

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

22 1. The capacity of existing or planned community facilities;

23 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.