

Town & Village of Woodstock
Select Board & Board of Trustees Joint Meeting
February 14, 2023
6:00 pm
Town Hall & Zoom
Minutes

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Mary Riley, Keri Cole, Susan Ford, Chair Seton McIlroy, Jeffrey Kahn, Brenda Blakeman, Bill Corson, Gabe DeLeon, Eric Duffy, Nikki Nourse, Steven Bauer, Jill Davies, Wendy Marrinan

A. Call to order

1. Select Board

- a. Chair Swanson called the Joint Meeting of February 14, 2023, to order at 6:00 pm.

2. Trustees

- a. Chair McIlroy called the Joint Meeting of February 14, 2023, to order at 6:01 pm.

B. New business

1. Planning & Zoning fee schedule for permits, etc.

- a. Chair McIlroy stated that Planning & Zoning has proposed an update in zoning fees that they would like to present.
- b. Mr. Bauer stated that Woodstock needs to invest in planning. The idea of increasing fees is to do that in a way that does not hit property taxes. Comparing Woodstock to others in the Two Rivers-Ottawaquechee Region is short sided. Even the most comparable Towns in the region are significantly unlike Woodstock. Norwich only budgeted \$8,000 in zoning revenue for FY23 and has had recent difficulties with keeping Zoning Administrators. While larger than Woodstock in both population and total parcel count, Randolph's equalized Municipal Grand List is less than half of Woodstock. Hartford employs a full-time staff of four, including a Director and Town Planner. Hartford also repeatedly claims the award for processing the highest volume of permits in the State each year. Hartland does not have zoning. It hinders Woodstock's ability to grow. We should be comparing ourselves to where we want to be.
- c. Examples of fee changes:
 - i. Detached garage.
 - a. Current fee - \$195
 - b. Proposed - \$754
 - c. Hanover - \$310
 - d. Hartford - \$79
 - ii. Single family house and 900 sf garage
 - a. Current fee - \$900
 - b. Proposed - \$2,010

- iii. Subdivision, creating one new lot and to construct a 2,800-sf two-family building on the existing lot and a 3,200-sf two-family building on the new lot, which require 1,097 cubic yards of excavation.
 - a. Current fee - \$1,945
 - b. Proposed - \$9,186 (after \$6,000 credit)
- d. Mr. Bauer stated that they could also change how they review things. Some things may not need a fee at all. If someone wants to build an ADU and then they want to convert that to commercial use that requires a permit.
- e. Ms. Davies stated that in order for someone to receive a grant from the Economic Development Commission they have to rent to a Woodstock worker for three years. What Mr. Bauer is doing is trying to encourage people to build ADUs.
- f. Chair Swanson stated that if after three years someone wants to rent to someone other than a workforce rental they should have to pay the other fee for that.
- g. Mr. Bourgeois stated that he is not ready to vote on this.
- h. Chair McIlroy stated that she is also not ready. She suggested having everybody individually email questions or concerns to Mr. Bauer. They can choose another date for them all to meet when they have answers to those questions.
- i. Tabled.

C. Adjournment

1. Select Board

Motion: by Mr. Bourgeois to adjourn the meeting at 6:36 pm.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 5-0-0, passed.

2. Trustees

Motion: by Chair McIlroy to adjourn the meeting at 6:36 pm.

Seconded: by Mr. Corson.

Discussion: none.

Vote: 5-0-0, passed.

*Respectfully submitted,
Nikki Nourse*