

**MEETING MINUTES**  
VILLAGE OF WOODSTOCK, VERMONT  
PLANNING & ZONING DEPARTMENT  
31 The Green  
Woodstock, VT 05091

VILLAGE DEVELOPMENT REVIEW BOARD

The Village Development Review Board held a special public meeting on August 23, 2023, at 7:30pm to conduct the following business:

Members Present: Randy Mayhew, Vice Chair, Wendy Spector, Mary Ann Flynn  
Public Present: Kurt Lessard, Jona Tuck and John Knight  
Staff Present: Steven Bauer and Stephanie Appelfeller

**Call to Order:**

Randy Mayhew called the meeting to order at 7:29 PM.

Adjustments to Agenda: None

**Public Hearings:**

**V-0007-24: JAKBAR, LLC**

**Location: 217 Maxham Meadow Way**

**Parcel ID: 21.51.15.001**

**Review Type: Conditional Use and Design Review Approval**

**Proposed Development:**

**To create a 1200 S.F. outdoor gathering space on lawn adjacent to bar/restaurant.**

Kurt Lessard presented that JAKBAR, LLC will be the landlord of a new restaurant/bar space. They wish to use the outdoor space on the west side of the building as a gathering space and place picnic tables on the lawn. Kurt Lessard explained in the future they may put in a proper patio but want to see how successful the restaurant will be and will come back with a new application at that time if needed. The plan is to operate the restaurant from 11am to 11pm, 7 days a week. The outdoor space will not add extra employees or parking as the restaurant is permitted for 120 seats, including outdoor space seating.

Kurt Lessard explained the restaurant will be leased to and operated as the Ottauquechee Yacht Club. The Department of Alcohol has required a rope around the exterior patio space. Randy Mayhew asked if anyone would be able to hear the restaurant and Kurt Lessard responded they only plan to play background music. Kurt Lessard said the condo members in Sunset Farm Condominium complex have agreed to a sound limit for the space. Kurt Lessard continued that there will be a rope around the exterior of patio supported by posts in the ground.

Wendy Spector motioned to close testimony.  
Mary Ann Flynn seconded the motion.  
**VOTE 3-0. Approved.**

Wendy Spector moved to approve the application as presented.  
Mary Ann Flynn seconded the motion.  
**VOTE: 3-0. Approved.**

**Other Business:**

None

**Approval of Minutes: 8/9/2023**

Mary Ann Flynn motioned to accept the 8/9/2023 minutes as printed.  
Wendy Spector seconded the motion.  
**VOTE: 3-0. Approved.**

**Adjournment:**

Mary Ann Flynn motioned to adjourn the meeting.  
Wendy Spector seconded the motion.

**VOTE: 3-0. Meeting adjourned at 7:43 PM.**