

Village of Woodstock
Board of Trustees
October 10, 2023
6:30 pm
Town Hall & Zoom
Agenda

- A. Call to order
- B. Finance Committee Interview – Renee Hebert (pp 3-4)
- C. Public hearing to review transmittal draft of proposed amendments to the Village Zoning Regulations (pp 5-24)
- D. Citizen comments
- E. Additions to & deletions from posted agenda
- F. Manager’s report
 - 1. General report
 - 2. Financial report (pp 25-27)
- G. Police Chief’s report
- H. Permits
 - 1. Use of the Green permits
 - a. Bookstock Literary Festival – Bookstock Inc (pp 28-30)
 - b. Wassail Woodstock Firefighters Relief Assc (pp 31-33)
- I. Old business
 - 1. Discussion on use of remaining ARPA funds
- J. New business
 - 1. Rotary Mount Tom
 - 2. Halloween candy distribution
 - 3. Town police coverage contract
- K. Other business
- L. Executive session to discuss personnel
- M. Minutes
 - 1. 8/31/23 joint minutes (pp 34-35)
 - 2. 9/6/23 special minutes (pp 36-37)

3. 9/12/23 minutes (pp 38-40)
4. 9/29/23 special minutes (pp 41-42)

N. Adjournment

This meeting will be held in person at the Town Hall and on Zoom.

The link to join us by Zoom is:

<https://us02web.zoom.us/j/85879622419?pwd=Q1NZUIFKaWRPTmZURFppUGxWRU9UUT09>

Or from zoom.us you can enter these details to join the meeting:

Meeting ID: 858-7962-2419

Password: 412048

You can also download the Zoom app on your smartphone.

Request for Appointment to Town & Village of Woodstock Public Boards, Commissions, and
Committees

Name: Renee Hebert

Physical address: 698 W Woodstock Rd, #2
Woodstock, VT 05091

Mailing address: 698 W Woodstock Rd, #2
Woodstock, VT 05091

Telephone: 802-885-2175 x 3, cell 802-369-6090

Email: rhebert@mtb.com

Board/Commission/Committee you are applying for: Finance Committee

Thank you for being willing to serve the Town and/or the Village of Woodstock. Applicants who are interested in serving on one of these boards are asked to:

- Attend at least 1 meeting of the relevant board/commission/committee before their interview
- Complete this application and return it to Nikki Nourse at nnourse@townofwoodstock.org

All members appointed will be asked to:

- Attend 80% of regularly scheduled meetings (unless there are extenuating circumstances)
- Follow the Open Meeting Law requirements
- Prepare for meetings by reviewing all appropriate material before each meeting
- Follow the Woodstock Conflict of Interest Policy which can be found at http://townofwoodstock.org/wp-content/uploads/2019/02/Conflict-of-Interest-Policy_2017.pdf
- Contribute to work requested outside of the regular meetings if necessary
- Abide by the rules and responsibilities of each board
- Advise the board chair, the Town Manager, Select Board and/or Trustees immediately of their resignation

Reasons for request appointment

Summarize the reasons that you are requesting appointment: _____

It was brought to my attention there was a need. As a resident of Woodstock

and active part of the community with Rotary and Chamber, I'd like to see how I can help.

Special Skills or Qualifications

Summarize special skills and qualifications you have acquired from employment, previous volunteer work, or thorough other activities, including hobbies or sports: _____

I have been in banking for 9 years and a current Branch Manager. I was a Business Manager
working with budgets, billing, accounting, payroll, fundraising etc for a non for profit business.

Previous Volunteer Experience

Summarize your previous volunteer experience: _____

As mentioned above, I'm active with the Woodstock Chamber and Rotary so active in the community events.

My current employer sponsors many events that we are requested to volunteer at.

I have volunteered at Quechee Hot Air Balloon Craft and Music Festival, Green Up Day Vermont, Vermont Brewers Festival, M&T Bank Vermont City Marathon

just to name a few. I was at one time a volunteer for the Red Cross Disaster Action Team in southern VT

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Signature: Renee Hebert

Date: 9/7/2023

Our Policy

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with us.

NOTICE OF HEARING

BOARD OF VILLAGE TRUSTEES

Pursuant to 24 V.S.A. §§ 4441 and 4444, notice is hereby given of a public hearing by the Woodstock Village Board of Trustees to hear comments on the proposed amendments to the Village Zoning Regulations. The public hearing will take place during the Board of Village Trustees' regularly scheduled meeting on October 10, 2023 at 6:30 PM.

You may access the hearing as follows:

To join virtually by computer, please click this URL: www.zoom.us/join enter the Meeting ID and password:

Meeting ID: 885-7962-2419

Passcode: 412048

To join virtually by phone, please dial 646-931-3860 and enter the Meeting ID and password:

Meeting ID: 885-7962-2419

Passcode: 412048

To join the meeting in person: Woodstock Town Hall, Large Conference Room (Second Floor), 31 The Green, Woodstock, VT 05091

Pursuant to the requirements of 24 V.S.A. §4444(b):

Statement of purpose:

The purpose of the proposed amendments is to improve housing access and affordability throughout the Village of Woodstock. Informed by the Department of Housing and Community Development's *Enabling Better Places: A Zoning Guide for Vermont Neighborhoods*, the Woodstock Planning Commission, alongside the Woodstock Economic Development Commission ("EDC"), EDC Housing Group, Woodstock Community Trust, The Thompson Center, Two Rivers-Ottawquechee Regional Commission, and Twin Pines Housing Trust, have identified specific regulatory barriers to the development of attainable housing. These amendments propose to reduce or remove those barriers.

Geographical areas affected:

The proposed amendments apply to all areas and zoning districts within the Village of Woodstock.

List of sections headings affected:

Section 109: Definitions
Section 302: Residential Three Acre
Section 303: Residential One Acre
Section 304: Residential Low Density
Section 305: Residential Medium Density
Section 306: Residential High Density
Section 307: Residential/Office
Section 308: Central Commercial
Section 309: Commercial/Light Industrial
Section 310: Light Commercial
Section 502: Accessory Structures within a Setback
Section 503: Affordable Housing
Section 506: Buffer Strip
Section 509: Density
Section 510: Detached Apartment
Section 514 Home Occupation
Section 517: Off-Street Parking
Section 612: Subdivision

The full text of the Village Zoning Regulations and the proposed amendments is available for review online at <https://townofwoodstock.org/planning-zoning>. The proposed amendments can also be reviewed in hard copy posted on the second floor of Town Hall, 31 The Green, Woodstock, VT 05091.

PLANNING COMMISSION REPORT

BOARD OF VILLAGE TRUSTEES

VILLAGE OF WOODSTOCK

31 The Green

Woodstock, VT 05091

Pursuant to 24 V.S.A. §4441, the Planning Commission has prepared and approved this written report on the proposed amendments to the Village Zoning Regulations.

Statement of purpose:

The purpose of the proposed amendments is to improve housing access and affordability throughout the Village of Woodstock. Informed by the Department of Housing and Community Development's *Enabling Better Places: A Zoning Guide for Vermont Neighborhoods*, the Woodstock Planning Commission, alongside the Woodstock Economic Development Commission ("EDC"), EDC Housing Group, Woodstock Community Trust, The Thompson Center, Two Rivers-Ottawquechee Regional Commission, and Twin Pines Housing Trust, have identified specific regulatory barriers to the development of attainable housing. These amendments propose to remove some of those barriers.

Findings:

1. The Planning Commission finds that these proposed amendments further the goals and policies contained in the 2023 Woodstock Comprehensive Plan. Specifically, the amendments eliminate barriers that in effect will "provide additional affordable owner-occupied and [/or] rental housing units." Town Plan, Housing Chapter, Goal 2. By focusing on areas that have existing sewer and water and areas that are logical for future expansion, the proposed amendments further the goal of encouraging "new residential construction to areas which are contiguous to existing development and within easy access to existing services." Town Plan, Housing Chapter, Goal 4. Additionally, the proposed amendments will increase density, thus making it more economically feasible to develop multi-family housing. Town Plan, Housing Chapter, Goal 5.
2. The Planning Commission finds that these proposed amendments are compatible with the proposed future land uses and densities of the 2023 Woodstock Comprehensive Plan. Specifically, the proposed amendments aim to increase the allowed density in the village to encourage clustering residential development to help retain open space and other environmental resources that are scenic and located away from the Village center.

3. The Planning Commission finds that these proposed amendments do not hinder or burden any specific proposals for any planned community facilities. Instead, the proposed amendments will rationalize the potential acquisition and expansion for future planned facilities. since focused on increasing density would likely serve more citizens because of their centralized nature.

Respectfully submitted on behalf of the Woodstock Planning Commission by:

Steven Bauer

Steven Bauer

Director of Planning & Zoning
Town of Woodstock, Vermont
(802) 457-7515

_____ or two-household residential building and has
facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all the
following:

_____ one- or two-household dwelling or 1,200 square feet,

~~Village of Woodstock to individuals and families with incomes which do not exceed the HUD Median Income Guidelines for Windsor
County, Vermont. See Section 503.~~

whichever is greater, are affordable housing units. Affordable units shall be subject to covenants or restrictions that preserve their
affordability for a minimum of 15 years.

DWELLING, ONE: A residential building that contains one dwelling unit.

DWELLING, TWO: A residential building that has two dwelling units in the same building and neither unit is an accessory dwelling unit.

DWELLING, SMALL MULTI: A residential building that has three or four dwelling units in the same building and no unit is an accessory dwelling unit.

DWELLING, MULTI: A building that contains five or more dwelling units in the same building and no unit is an accessory dwelling unit.

A building specifically intended for the use of human habitation.

SECTION 302: RESIDENTIAL THREE ACRE

Article III. Sec. 302 is amended to read:

SECTION 302. RESIDENTIAL THREE ACRE (R3) ~~3 Acres~~

A. Purpose: To designate areas of ~~lower~~ low residential density ~~residential development~~ in the more open regions of the ~~community~~ Village.

B. Uses Not Requiring a Permit:

- 1. Agriculture
- 2. Forestry
- 3. Buildings and structures for forestry
- 4. Exempt home occupation

(See Section 514)

C. Uses Requiring ~~an~~ Administrative Permit Approval:

- 1. ~~Single family dwelling~~
- 2. ~~Structures accessory to a single family dwelling~~
- 3. ~~Two family dwelling~~
- 4. Structures accessory to a residential building
- 5. ADUs to single- and two-household dwellings
- 6. Home occupation

- 1. One- household dwelling
- 2. Two-household dwelling
- 3. Small multi-household dwelling
- (See Section 502)
- (See Section 510)
- (See Section 514)

D. Uses Requiring a Conditional Use Permit Approval:

- ~~1. Detached apartment~~ (See ~~Section 510~~)
- ~~2. Multi family dwelling~~ 1. Multi-household dwelling
- ~~3. 2. Public and quasi-public building~~
- ~~4. 3. Public utility~~
- ~~5. Home occupation~~ (See ~~Section 514~~)
- ~~6. 4. Special care facility~~ (See Section 520)
- ~~7. 5. Day care facility~~ (See Section 508)
- ~~8. 6. Private and public parking~~ (See Section 517)
- ~~9. 7. Bed and Breakfast~~ (See Section 504)
- ~~10. 8. Commercial recreation facility~~
- ~~11. 9. Subdivision~~ (See Section 612)

E. Land, Area, and Structural Requirements:

- 1. Minimum Lot Area: ~~3 acres per dwelling unit or two family dwelling.~~
8,000 S.F. per one- or two-household dwellings.
Small multi- and Multi-household dwellings require an additional
8,000 S.F. per unit.
- 2. Minimum Lot Frontage: ~~100 feet along Routes 4, 12, or 106; 75 feet along a street; 50 feet at the~~
~~end of a cul-de-sac.~~ 50 feet. (See Section 611)
- 3. Front Setback Minimum: ~~80 feet from centerline of Routes 4, 12, or 106, 60 feet from street~~
~~centerline.~~ 50 feet from street centerline.
- 4. Rear Setback Minimum: 25 feet.
- 5. Side Setback Minimum: 25 feet.
- 6. Building Height Maximum: ~~35 feet.~~ 40 feet.
- 7. Parking Requirements: (See Section 517)



SECTION 303: RESIDENTIAL ONE ACRE

SECTION 303. RESIDENTIAL ONE ACRE (R1) ~~One Acre~~

A. Purpose: To designate areas of lower residential density ~~the community which are compatible with one-acre residential development.~~ in the Village.

B. Uses Not Requiring a Permit:

- 1. Agriculture
- 2. Forestry
- 3. Buildings and structures for forestry
- 4. Exempt home occupation (See Section 514)

C. Uses Requiring ~~an~~ Administrative ~~Permit~~ Approval:

- ~~1. Buildings and structures for forestry.~~
- ~~2. Single family dwelling.~~
- ~~3. Structures accessory to a single family dwelling~~
- ~~4. Two family dwelling.~~
- 5. ADUs to one- and two-household dwellings (See Section 510)
- 6. Home occupation (See Section 514)

- 1. One-household dwelling
- 2. Two-household dwelling
- 3. Small multi-household dwelling
- 4. Structures accessory to a residential building (See Section 502)

D. Uses Requiring a Conditional Use Permit Approval:

- ~~1. Detached apartment~~ (See Section 510)
- ~~2. Multi family dwelling~~ 1. Multi-household dwelling
- ~~3. 2. Public and quasi-public building~~
- ~~4. 3. Public utility~~
- ~~5. Home occupation~~ (See Section 514)
- ~~6. 4. Special care facility~~ (See Section 520)
- ~~7. 5. Day care facility~~ (See Section 508)
- ~~8. 6. Private and public parking~~ (See Section 517)
- ~~9. 7. Bed and Breakfast~~ (See Section 504)
- ~~10. 8. Subdivision~~ (See Section 612)

E. Land, Area, and Structural Requirements:

- 1. Minimum Lot Area: One acre per dwelling unit or two family dwelling.
8,000 S.F. per one- or two-household dwellings.
Small multi- and Multi-household dwellings require an additional
5,445 S.F. per unit.
- 2. Minimum Lot Frontage: 75 feet or 50 feet along the perimeter of a cul-de-sac.
50 feet. (See Section 611)
- 3. Front Setback Minimum: 60 feet from street centerline.
35 feet from street centerline.
- 4. Rear Setback Minimum: 25 feet. 15 feet.
- 5. Side Setback Minimum: 25 feet. 15 feet.
- 6. Building Height Maximum: 35 feet. 40 feet.
- 7. Parking Requirements: (See Section 517)

SECTION 304: RESIDENTIAL LOW DENSITY

- SECTION 304. RESIDENTIAL LOW DENSITY (RL) ~~20,000 sq. ft.~~
- A. Purpose: ~~To designate areas of the community which are compatible with lower density residential development.~~ To designate areas of lower residential density near the Village Center.
- B. Uses Not Requiring a Permit:
- 1. Agriculture
 - 2. Exempt home occupation (See Section 514)
- C. Uses Requiring ~~an~~ Administrative ~~Permit~~ Approval:
- ~~1. Single family dwelling.~~ 1. One-household dwelling
 - ~~2. Structures accessory to a single family dwelling~~ 2. Two-household dwelling
 - ~~3. Two family dwelling~~ 3. Small multi-household dwelling
 - ~~4. Structures accessory to a residential building~~ (See Section 502)
 - ~~5. ADUs to one- and two-household dwellings~~ (See Section 510)
 - ~~6. Home occupation~~ (See Section 514)
- D. Uses Requiring a Conditional Use Permit ~~Approval~~:
- ~~1. Detached apartment~~ (See Section 510)
 - ~~2. Multi family dwelling~~ 1. Multi-household dwelling
 - ~~3. 2. Public and quasi-public building~~
 - ~~4. 3. Public utility~~
 - ~~5. Home occupation~~ (See Section 514)
 - ~~6. 4. Special care facility~~ (See Section 520)
 - ~~7. 5. Day care facility~~ (See Section 508)
 - ~~8. 6. Private and public parking~~ (See Section 517)
 - ~~9. 7. Bed and Breakfast~~ (See Section 504)
 - ~~10. 8. Subdivision~~ (See Section 612)

- E. Land, Area, and Structural Requirements:
- 1. Minimum Lot Area: ~~20,000 square feet per dwelling unit or two family dwelling,~~
~~40,000 square feet per three dwelling units.~~
8,000 S.F. per one-, two-, or small multi-household dwellings.
Multi-household dwellings require an additional 4,356 S.F. per unit.
 - 2. Minimum Lot Frontage: ~~75 feet.~~ 50 feet. (See Section 611)
 - 3. Front Setback Minimum: ~~50 feet from centerline of Routes 4, 12, or 106 or 35~~
~~feet from street centerline.~~ 35 feet from street centerline.
 - 4. Rear Setback Minimum: ~~25 feet.~~ 10 feet.
 - 5. Side Setback Minimum: ~~15 feet.~~ 10 feet.
 - 6. Building Height Maximum: ~~35 feet.~~ 40 feet.
 - 7. Parking Requirements: (See Section 517)

SECTION 305: RESIDENTIAL MEDIUM DENSITY

Article III. Sec. 305 is amended to read:

SECTION 305. RESIDENTIAL MEDIUM DENSITY (RM) ~~8,000 sq. ft.~~

A. Purpose: ~~To designate areas of the community which are compatible with medium density residential development.~~ To designate areas of medium density near the Village Center.

B. Uses Not Requiring a Permit:

- 1. Agriculture
- 2. Exempt home occupation (See Section 514)

C. Uses Requiring an Administrative ~~Permit~~ Approval:

- ~~1. Single family dwelling.~~ 1. One-household dwelling
- ~~2. Structures accessory to a single family dwelling~~ 2. Two-household dwelling
- ~~3. Two family dwelling~~ 3. Small multi-household dwelling
- ~~4. Structures accessory to a residential building~~ (See Section 502)
- ~~5. ADUs to one- and two-household dwellings~~ (See Section 510)
- ~~6. Home occupation~~ (See Section 514)

D. Uses Requiring a Conditional Use Permit ~~Approval~~:

- ~~1. Detached apartment~~ (See Section 510)
- ~~2. Multi family dwelling~~ 1. Multi-household dwelling
- ~~3. 2. Public and quasi-public building~~
- ~~4. 3. Public utility~~
- ~~5. Home occupation~~ (See Section 514)
- ~~6. 4. Special care facility~~ (See Section 520)
- ~~7. 5. Day care facility~~ (See Section 508)
- ~~8. 6. Private and public parking~~ (See Section 517)
- ~~9. 7. Bed and Breakfast~~ (See Section 504)
- ~~10. 8. Subdivision~~ (See Section 612)

E. Land, Area, and Structural Requirements:

- 1. Minimum Lot Area: ~~8,000 square feet per dwelling unit or two family dwelling, 16,000 square feet per three unit dwelling.~~
5,445 S.F. per one-, two-, or multi-household dwellings.
Multi-household dwellings require an additional 4,356 S.F. per unit.
- 2. Minimum Lot Frontage: 50 feet. (See Section 611)
- 3. Front Setback Minimum: ~~35 feet from centerline of Route 4, 12, or 106, or 25 feet from street centerline.~~
25 feet from street centerline.
- 4. Rear Setback Minimum: ~~20 feet.~~ 10 feet.
- 5. Side Setback Minimum: 10 feet.
- 6. Building Height Maximum: ~~35 feet.~~ 40 feet.
- 7. Parking Requirements: (See Section 517)

SECTION 306: RESIDENTIAL HIGH DENSITY

Article III. Sec. 306 is amended to read:

SECTION 306. RESIDENTIAL HIGH DENSITY (RH) ~~5,445 sq. ft.~~

A. Purpose: ~~To permit designated areas of the community which are compatible with higher density residential development.~~ To designate areas of high residential density near the Village Center.

B. Uses Not Requiring a Permit:

- 1. Agriculture
- 2. Exempt home occupation (See Section 514)

C. Uses Requiring ~~an~~ Administrative ~~Permit~~ Approval:

- ~~1. Single family dwelling.~~ 1. One-household dwelling
- ~~2. Structures accessory to a single family dwelling~~ 2. Two-household dwelling
- ~~3. Two family dwelling~~ 3. Small multi-household dwelling
- 4. Structures accessory to a residential building (See Section 502)
- 5. ADUs to one- and two-household dwellings (See Section 510)
- 6. Home occupation (See Section 514)

D. Uses Requiring ~~a~~ Conditional Use ~~Permit~~ Approval:

- ~~1. Detached apartment~~ (See Section 510)
- ~~2. Multi family dwelling~~ 1. Multi-household dwelling
- ~~3. 2. Public and quasi-public building~~
- ~~4. 3. Public utility~~
- ~~5. Home occupation~~ (See Section 514)
- ~~6. 4. Special care facility~~ (See Section 520)
- ~~7. 5. Day care facility~~ (See Section 508)
- ~~8. 6. Private and public parking~~ (See Section 517)
- ~~9. 7. Bed and Breakfast~~ (See Section 504)
- ~~10. 8. Subdivision~~ (See Section 612)

E. Land, Area, and Structural Requirements:

- 1. Minimum Lot Area: ~~5,445 square feet per dwelling unit or two family dwelling, 10,890 square feet per three unit dwelling.~~
4,536 S.F. per one-, two-, or small multi-household dwellings.
Multi-household dwellings require an additional 2,750 S.F. per unit.
- 2. Minimum Lot Frontage: 50 feet. (See Section 611)
- 3. Front Setback Minimum: 25 feet from street centerline.
- 4. Rear Setback Minimum: ~~15 feet.~~ 10 feet.
- 5. Side Setback Minimum: 10 feet.
- 6. Building Height Maximum: ~~35 feet.~~ 40 feet.
- 7. Parking Requirements: (See Section 517)

SECTION 307: RESIDENTIAL/OFFICE

Article III. Sec. 307 is amended to read:

SECTION 307. RESIDENTIAL/OFFICE ~~(R/O) 5,445 sq. ft. (RO)~~

A. Purpose: To provide for a mixed-use district which is limited to residential and office uses within the Village.

B. Uses Not Requiring a Permit:

- 1. Agriculture
- 2. Exempt home occupation (See Section 514)

C. Uses Requiring ~~an~~ Administrative ~~Permit~~ Approval:

- ~~1. Single family dwelling.~~ 1. One-household dwelling
- ~~2. Structures accessory to a single family dwelling~~ 2. Two-household dwelling
- ~~3. Two family dwelling~~ 3. Small multi-household dwelling
- 4. Structures accessory to a residential building (See Section 502)
- 5. ADUs to one- and two-household dwellings (See Section 510)
- 6. Home occupation (See Section 514)

D. Uses Requiring ~~a~~ Conditional Use ~~Permit~~ Approval:

- ~~1. Detached apartment~~ (See Section 510)
- ~~2. Multi family dwelling~~ 1. Multi-household building
- ~~3. 2. Public and quasi-public building~~
- ~~4. 3. Public utility~~
- ~~5. Home occupation~~ (See Section 514)
- ~~6. 4. Special care facility~~ (See Section 520)
- ~~7. 5. Day care facility~~ (See Section 508)
- 6. Private and public parking (See Section 517)
- ~~8. 7. Bed and Breakfast~~ (See Section 504)
- ~~9. 8. Office~~
- ~~10. 9. Subdivision~~ (See Section 612)

E. Land, Area, and Structural Requirements:

- 1. Minimum Lot Area: ~~5,445 square feet per residential unit or two-family dwelling.~~
5,445 S.F. per one-, two- or small multi-household dwellings.
Multi-household dwellings require an additional 2,750 S.F. per unit.
- 2. Minimum Lot Frontage: ~~75 feet.~~
50 feet. (See Section 611)
- 3. Front Setback Minimum: ~~30 feet from street centerline.~~
25 feet from street centerline.
- 4. Rear Setback Minimum: None.
- 5. Side Setback Minimum: ~~15 feet.~~ 10 feet.
- 6. Building Height Maximum: ~~35 feet.~~ 40 feet.
- 7. Parking Requirements: (See Section 517)
- ~~8. For purposes of calculating allowable office density, an office may be any configuration or size as long as all applicable criteria above (including Section 517) are satisfied.~~
- 8. Buffer Strip Requirements: (See Section 506)

SECTION 308: CENTRAL COMMERCIAL

Article III. Sec. 308 is amended to read:

SECTION 308. CENTRAL COMMERCIAL (CC) ~~5,445 sq. ft.~~

A. Purpose: To allow a compatible mix of residential and commercial uses within the Village ~~Center, core.~~

B. Uses Not Requiring a Permit:

1. Agriculture
2. Exempt home occupation (See Section 514)

C. Prohibited Uses

1. Short Term Rentals (See Section 522)
2. One-household dwelling
3. Bed and Breakfast (See Section 504)

~~C.~~ D. Uses Requiring an Administrative Permit Approval:

- ~~1. Single-family dwelling.~~ 1. Two-household dwelling
- ~~2. Structures accessory to a single-family dwelling.~~ 2. Small multi-household dwelling
- ~~3. Two-family dwelling~~ 3. Multi-household dwelling
4. Existing retail-to-office conversion or existing office-to-retail conversion.
5. ADUs to residential buildings (See Section 510)
6. Home occupation (See Section 514)

~~D.~~ E. Uses Requiring a Conditional Use Permit Approval:

- ~~1. Detached apartment~~ (See Section 510)
- ~~2. Multi-family dwelling~~
- ~~3. 1. Public and quasi-public building~~
- ~~4. 2. Public utility~~
- ~~5. Home occupation~~ (See Section 514)
- ~~6. 3. Special care facility~~ (See Section 520)
- ~~7. 4. Day care facility~~ (See Section 508)
- ~~8. 5. Private and public parking~~ (See Section 517)
- ~~9. Bed and Breakfast~~ (See Section 504)
6. Conversion from residential use to commercial use

~~10. 7.~~ Commercial Uses:

- | | |
|--|----------------------------|
| a. Restaurant | b. Bakery |
| c. Bank | d. Office |
| e. Medical clinic | f. Pottery and/or ceramics |
| g. Furniture making | h. Storage/warehouse |
| i. Physical fitness facility | j. Theater. |
| k. Retail sales and services, excluding filling station, automobile sales and service, dry cleaning, laundry, and other similar establishment. | |

~~11. 8.~~ Subdivision (See Section 612)

~~E.~~ F. Land, Area, and Structural Requirements:

- | | |
|-------------------------------|--|
| 1. Minimum Lot Area: | 5,445 square feet. <u>None.</u> |
| 2. Minimum Lot Frontage: | 50 feet—residential, 20 feet—all other uses.
<u>20 feet.</u> (See Section 611) |
| 3. Front Setback Minimum: | 30 feet from street centerline or equal to abutting buildings on Elm and Central Streets. |
| 4. Rear Setback Minimum: | None. |
| 5. Side Setback Minimum: | None, other than a firewall barrier constructed according to State Fire Marshall standards. |
| 6. Building Height Maximum: | 35 feet. <u>40 feet.</u> |
| 7. Buffer Strip Requirements: | (See Section 506) |
| 8. Parking Requirements: | (See Section 517) |

~~F.~~ G. Inactive Conditional Use Permits:

~~If a conditional use permit use permit has been inactive for a period of more than one year, a new conditional use permit including site plan review is required. Any permit that remains inactive for a period of twenty-four (24) months after issuance, shall be void and the applicant must reapply.~~

SECTION 309: COMMERCIAL/LIGHT INDUSTRIAL

_____ mixed-use development.

C. Uses Requiring an Administrative Permit Approval:

- | | |
|--|--|
| 1. Single family dwelling. | <u>1. One-household dwelling</u> |
| 2. Structures accessory to a single family dwelling | <u>2. Two-household dwelling</u> |
| 3. Two family dwelling | <u>3. Small multi-household dwelling</u> |
| 4. Structures accessory to a residential building | <u>(See Section 502)</u> |
| 5. ADUs to one- and two-household dwellings | <u>(See Section 510)</u> |
| 6. Home occupation | <u>(See Section 514)</u> |

D. Uses Requiring a Conditional Use Permit Approval:

- | | |
|---|------------------------------------|
| 1. Detached apartment | <u>(See Section 510)</u> |
| 2. Multi family dwelling | <u>1. Multi-household building</u> |
| 3. 2. Public and quasi-public building | |
| 4. 3. Public utility | |
| 5. Home occupation | <u>(See Section 514)</u> |
| 6. 4. Special care facility | <u>(See Section 520)</u> |
| 7. 5. Day care facility | <u>(See Section 508)</u> |
| 8. 6. Private and public parking | <u>(See Section 517)</u> |
| 9. 7. Bed and Breakfast | <u>(See Section 504)</u> |

~~10. 8. Commercial Uses:~~

- | | | |
|--|--------------------------------------|------------------------------|
| a. Office | b. Medical clinic | c. Physical fitness facility |
| d. Hotel, motel | e. Restaurant | f. Retail store |
| g. Research establishment | h. Design and drafting establishment | |
| i. Insurance company | j. Filling station | <u>(See Section 516)</u> |
| k. Auto dealership, repair service and body shop | | |

1. Other similar commercial uses upon determination by VDRB that such use is of same general character as those listed above and will not be detrimental to adjoining land uses or to other permitted uses within the District. Other similar commercial uses, as determined by the VDRB.

~~11. 9. Industrial Uses:~~

- | | | |
|--|----------------------------|-------------------------------------|
| a. Bakery | b. Storage/warehouse | c. Light manufacturing and assembly |
| d. Printing, publishing | e. Pottery and/or ceramics | f. Furniture making |
| g. Garden supplies and equipment | | h. Agricultural supplies |
| i. Building or road construction establishment | | |
| j. Stonework (tombstones, flagstones, slate), excepting quarries | | |
| k. Greenhouse | | |
| <u>1. Other industrial uses which, upon determination by VDRB that such use is of same general character as those listed above and will not be detrimental to adjoining land uses or to other permitted uses within the District. Other similar industrial uses, as determined by the VDRB</u> | | |

~~12. 10. Subdivision~~ (See Section 612)

E. Land, Area, and Structural Requirements:

- | | |
|---|---|
| 1. Minimum Lot Area: | <u>10,000 square feet. 5,445 S.F.</u> |
| 1. Residential Density: | <u>5,445 square feet per unit or two family dwelling.</u> |
| 2. Commercial Density: | <u>To be determined by other criteria within the regulations.</u> |
| <u>2. Density:</u> | |
| a. Residential: | <u>1,500 S.F. per residential unit.</u> |
| b. Commercial: | <u>As determined by other criteria of the regulations.</u> |
| 4. 3. Minimum Lot Frontage: | <u>50 feet. (See Section 611)</u> |
| 5. 4. Front Setback Minimum: | <u>30 feet from street centerline.</u> |
| 4. Rear Setback Minimum: | <u>None.</u> |
| 5. Side Setback Minimum: | <u>15 feet. 10 feet.</u> |
| 6. Building Height Maximum: | <u>35 feet. 40 feet.</u> |
| 7. Buffer Strip Requirements: | <u>(See Section 506)</u> |
| 8. Parking Requirements: | <u>(See Section 517)</u> |

F. Specific Land, Area, and Structural Requirements pertaining to Light Industrial Development:

- | |
|---|
| 1. Maximum Building, Parking and Access Coverage: 60% of lot. |
| <u>1. Maximum Lot Coverage: 70 percent of the lot remaining after any required setbacks or buffers are removed.</u> |

G. Inactive Conditional Use Permits:

If a conditional use permit use permit has been inactive for a period of more than one year, a new conditional use permit including site plan review is required. Any permit that remains inactive for a period of twenty-four (24) months after issuance, shall be void and the applicant must reapply.

SECTION 310: LIGHT COMMERCIAL

Article III. Sec. 310 is amended to read:

SECTION 310. LIGHT COMMERCIAL (LC) ~~10,000 sq. ft.~~

A. Purpose: To provide for light commercial and residential development outside of the Village Center.

B. Uses Not Requiring a Permit:

1. Agriculture
2. Exempt home occupation (See Section 514)

C. Uses Requiring an Administrative ~~Permit~~ Approval:

- | | |
|--|--|
| 1. Single family dwelling. | <u>1. One-household dwelling</u> |
| 2. Structures accessory to a single family dwelling | <u>2. Two-household dwelling</u> |
| 3. Two family dwelling dwelling | <u>3. Small multi-household dwelling</u> |
| <u>4. Structures accessory to a residential building</u> | (See Section 502) |
| <u>5. ADUs to one- and two-household dwellings</u> | (See Section 510) |
| <u>6. Home occupation</u> | (See Section 514) |

D. Uses Requiring a Conditional Use ~~Permit~~ Approval:

- | | |
|---|------------------------------|
| 1. Detached apartment | <u>See Section 510)</u> |
| 2. Multi family dwelling | |
| 3. 1. Public and quasi-public building | |
| 4. 2. Public utility | |
| 5. Home occupation | (See Section 514) |
| 6. 3. Special care facility | (See Section 520) |
| 7. 4. Day care facility | (See Section 508) |
| <u>5. Private and public parking</u> | (See Section 517) |
| 8. 6. Bed and Breakfast | (See Section 504) |

~~9. 7. Light Commercial Uses:~~

- a. Office
- b. Retail store (limited to a 2,000 square foot footprint)
- c. Restaurant (limited to a 2,000 square foot footprint)
- d. Research/engineering establishment
- e. Design and drafting establishment.
- f. Insurance company.
- ~~g. Other Commercial uses, upon the determination by the VDRB that such use is of the same general character as those permitted and will not be detrimental to adjoining land uses or other permitted uses within the District~~
- g. Other similar commercial uses, as determined by the VDRB

~~10. 9. Subdivision~~ (See Section 612)

~~E. F. Land, Area, and Structural Requirements:~~

- | | | |
|--|---|-------------------|
| 1. Minimum Lot Area: | 10,000 square feet. | <u>4,356 S.F.</u> |
| 1. Residential Density: | 5,445 square feet per unit or two family dwelling. | |
| 2. Commercial Density: | To be determined by other criteria within the regulations. | |
| <u>2. Density:</u> | | |
| <u>a. Residential: 4,356 S.F. per one-, two- or small multi-household dwellings.</u> | | |
| <u>Multi-household dwellings require an additional 2,750 S.F. per unit.</u> | | |
| <u>b. Commercial:</u> <u>As determined by other criteria of the regulations.</u> | | |
| 4. 3. Minimum Lot Frontage: | 50 feet. | (See Section 611) |
| 5. 4. Front Setback Minimum: | 50 feet from road centerline. 30 feet from centerline. | |
| 4. Rear Setback Minimum | <u>When abutting a residential zone, 20 feet, otherwise none. None.</u> | |
| 5. Side Setback Minimum: | <u>15 feet.</u> | <u>10 feet.</u> |
| 6. Building Height Maximum: | <u>35 feet.</u> | <u>40 feet.</u> |
| 7. Buffer Strip Requirements: | (See Section 506) | |
| 8. Parking Requirements: | (See Section 517) | |

~~F. G. Inactive Conditional Use Permits:~~

If a conditional use permit use permit has been inactive for a period of more than one year, a new conditional use permit including site plan review is required.
Any permit that remains inactive for a period of twenty-four (24) months after issuance, shall be void and the applicant must reapply.

SECTION 502: ACCESSORY STRUCTURES WITHIN A SETBACK

Article V. Sec. 502 is amended to read:

SECTION 502. ACCESSORY STRUCTURES WITHIN A SETBACK

The side and rear setbacks for structures accessory to a residential building, ~~residential accessory structure~~ may be half that required. The structure shall only be used as an accessory to a residential structure. The nonconforming structure shall not be larger than ~~600 square feet~~ 600 S.F. A VDRB hearing is required for nonconforming structures over ~~100 square feet in size~~ 150 S.F. The Board shall review the structure based on character of area. A nonconforming structure less than ~~100 square feet~~ 150 S.F. requires an administrative permit.

SECTION 503: AFFORDABLE HOUSING

Article V. Sec. 503 is amended to read:

SECTION 503. AFFORDABLE HOUSING

~~Purpose: The existing development pattern of the Village has resulted in conditions which make it difficult for persons of low and moderate income to find suitable housing within the Village. The following special regulations have been enacted for the purpose of encouraging affordable housing units, while ensuring compliance with local planning standards and policies concerned with land use, building design, and requirements of the health, safety, convenience and general welfare of the inhabitants of the Village.~~

~~Permanent affordable housing (remaining affordable for 99 years or more) may receive up to a 25 % density bonus, in addition to applicable density bonuses permitted elsewhere in these Regulations. The VDRB may accept modification of setbacks and frontage as appropriate in view of design, location and character of the neighborhood.~~

In all districts, affordable housing developments shall receive a minimum density bonus of 50% and a bonus of one habitable floor above the height maximum.

The Administrative Officer may waive any setback or frontage requirements for affordable housing development up to 50% of that required. The Administrative Officer shall not issue a waiver beyond 50% of that required without Conditional Use Approval from the VDRB. Any waiver shall not be granted unless the Administrative Officer or VDRB determines that the proposed waiver does not cause an undue adverse effect on the character of the area affected.

SECTION 503: AFFORDABLE HOUSING *(continued)*

Article V. Sec. 503 is amended to read:

SECTION 503. AFFORDABLE HOUSING

As used in this subchapter:

“Habitable floor” means: Any floor of an a residential building used for living purposes, which includes working, sleeping, eating, cooking, recreation, or any combination thereof that does not exceed 12 feet in height from floor to ceiling.

SECTION 506: BUFFER STRIP

Article V. Sec. 506 is amended to read:

SECTION 506. BUFFER STRIP

If any Commercial or Industrial use abuts a Residential District or body of water, ~~with the exception of~~ except for access points, a buffer strip of land not less than ~~ten (10)~~ fifteen (15) feet in depth shall be maintained along the common boundary. The buffer strip shall be used and maintained only as a fence or for the planting of trees, shrubs and flowers, and shall not obstruct visibility.

When a Commercial or Industrial lot fronts a Class I Highway, a similar buffer strip shall be planted twenty (20) feet in depth for the width of the lot except for the points of access. This buffer shall not obstruct the view of exiting or entering vehicles.

SECTION 509: DENSITY

Article V. Sec. 509 is is amended to read:

SECTION 509: DENSITY

~~No more than two dwelling units are allowed per lot, either attached or detached, unless granted Conditional Use Approval for multi-family housing.~~

Density is determined by the stated minimum lot area in each district. See Article III.
Two dwelling units are allowed on all lots. In all districts, a minimum of five (5) dwelling units per acre is allowed.

Commercial and industrial densities are determined by during the Conditional Use Review process by the VDRB.

SECTION 510: ACCESSORY DWELLING UNITS

Article V. Sec. 510 is amended to read:

~~SECTION 510. DETACHED APARTMENT~~

~~Detached apartments are limited to either 900 square feet or 33 % of the living area of the primary structure, whichever is larger. To determine zoning density, detached apartments shall be considered an additional family dwelling.~~

SECTION 510. ACCESSORY DWELLING UNITS (ADUs)

A. One ADU is allowed for each single- or two- household dwellings provided these requirements are followed:

1. The ADU must be located on the same lot as the single- or two-household dwelling.
2. The ADU may be located or attached to a primary residential:
 - a. Single-household dwelling, converting it into a two-household dwelling; or
 - b. Two-household dwelling, converting it into a three-household dwelling.
3. The ADU may be in a detached residential building.
4. The ADU may be in a pre-existing accessory building, converting the accessory building to an ADU.
5. No additional parking spaces are required for an ADU.

SECTION 514: HOME OCCUPATION

Article V. Sec. 514 is amended to read:

SECTION 514. HOME OCCUPATION

A. General

- 1.No regulation herein may infringe upon the right of any resident to use a minor portion of a dwelling for an occupation which is customary in residential areas, and which does not change the character thereof nor create additional noise or nuisance.
- 2.Two Home Occupations per dwelling may be allowed provided that, combined, they occupy a minor portion of the building (as defined above) and do not change the character of the neighborhood. The total number of employees for both Home Occupations shall be limited to one (1), not including full time residents of the household.
- 3.Outdoor storage and display is prohibited.
- 4.~~All Home Occupations except Subsection B. below require a Conditional Use Permit.~~

B. Exempt Home Occupation

- 1. A Home Occupation is exempt from these Regulations if it meets the following conditions:
 - a) Not more than one employee in addition to the owner of the business
 - b) No clients on site.
 - c) No signs.
 - d) No deliveries.
 - e) Office use only.

SECTION 517: OFF-STREET PARKING

Article V. Sec. 517 is amended to read:

SECTION 517. OFF-STREET PARKING

For every building hereafter erected, altered, extended or changed in use, except in the Central Commercial or Residential/Office districts (see Subsection G. 3 & 4 below), off-street parking spaces shall be provided as set forth below. A parking space shall be a minimum of nine (9) feet by eighteen (18) feet per car. A parking lot shall provide a minimum of 250 square feet of area per car to include access space.

In the case of mixed uses occupying the same building or structure, the total requirements for off-street parking areas shall be the sum of the requirements of the various uses computed separately.

A. Residential Uses:

~~Shall have two parking spaces per residential dwelling unit.~~ Shall have a minimum of one parking space per residential dwelling unit.

- 1. The VDRB may reduce or waive on-site parking requirements if conditions exist which mitigate parking need and still provide safe and sufficient access.
- 2. The VDRB may reduce or waive on-site parking requirements if the need for parking can be met because:
 - a. The site is located within 1,000 feet of a transit route;
 - b. There are parking facilities for abutting businesses which, due to size and times of use, are sufficient to meet parking demand and a written agreement exists to share such parking;
 - c. Mitigation efforts such as bicycle parking, ridesharing or innovative measures (e.g., the provision of transit passes or sponsoring car sharing for tenants/ employees) reduces parking demand;
 - d. There is safe and adequate on- or off-street parking available within 500 feet of the residential building.

SECTION 517: OFF-STREET PARKING

Article V. Sec. 517 is amended to read:

* * *

G. Special Requirements

- 1. Parking spaces for any number of ~~nonconcurrent~~ mixed uses may be combined in one parking area, but the spaces required of one use may not be assigned to another, except upon approval by the VDRB. In exceptional circumstances, ~~upon petition to the VDRB, the Board~~ may waive or reduce any of the above stated parking requirements. ~~The petition must shall prove to the Board either if the Parking Requirements are not applicable or the that parking needs requirements~~ can be met through other means.
- 2. The Parking Requirements noted above do not apply to the Central Commercial zone, however any new construction in the Central Commercial district may relocate but not eliminate existing parking spaces.

SECTION 612: SUBDIVISION

Article VI. Sec. 612 is amended to read:

SECTION 612. SUBDIVISION

- A. All lots created by or resulting from subdivision shall conform to all regulations governing the zoning district in which the property is located.
- ~~B. All subdivisions require a conditional use permit.~~
- B. Subdivision Review:
 - 1. Minor subdivision: A division of land resulting in no more than two lots within a three (3) year period, requires administrative review.
 - 2. Major subdivision: A division of land resulting in more than two lots within a three (3) year period, or where a portion of land falls within an overlay zone as noted in the Critical Areas Inventory Map, requires Conditional Use Approval.
- C. Driveways: During subdivision review, where the driveway is more than 500 feet in length, the Development Review Board shall condition approval on: a driveway grade of 10% or less, and
 - 1. Placement of a ten-foot wide turnout every 500 feet along said driveway, or
 - 2. Exceptions that are recommended by the Fire Chief.



Account	Budget	Actual	% of Budget
2-400 REAL ESTATE TAX REVENUE			
2-4001-000 Real Estate Taxes	634,641.75	0.00	0.00%
2-4004-000 In Lieu of Taxes	700.00	0.00	0.00%
2-4005-000 Land Use/Hold Harmless	700.00	0.00	0.00%
2-4009-000 National Park Land Trust	11,500.00	0.00	0.00%
Total REAL ESTATE TAX REVENUE	647,541.75	0.00	0.00%
2-401 HIGHWAY REVENUE			
2-4017-000 Highway Rebate	0.00	0.00	0.00%
Total HIGHWAY REVENUE	0.00	0.00	0.00%
2-402 FEES & PERMITS			
2-4025-000 Use of Green	500.00	1,100.00	220.00%
2-4026-000 Curb Cuts Permits	225.00	25.00	11.11%
Total FEES & PERMITS	725.00	1,125.00	155.17%
2-404 SHORT TERM RENTAL ENFORCE			
2-4041-000 Registrations	750.00	0.00	0.00%
2-4042-000 Fines	100.00	0.00	0.00%
Total SHORT TERM RENTAL ENFORCE	850.00	0.00	0.00%
2-405 PLANNING & ZONING			
2-4051-000 Zoning Permits	26,000.00	6,469.19	24.88%
2-4052-000 Zoning Maps & Regulations	0.00	0.00	0.00%
2-4053-000 Yard Sale Permits	100.00	40.00	40.00%
Total PLANNING & ZONING	26,100.00	6,509.19	24.94%
2-406 POLICE REVENUE			
2-4061-000 Parking Fines	35,000.00	5,396.80	15.42%
2-4062-000 Parking Meter Revenue	72,000.00	4,669.32	6.49%
2-4063-000 Police Contracts	15,000.00	0.00	0.00%
2-4064-000 Misc Police Revenue	0.00	325.00	100.00%
2-4065-000 Moving Violations - VTTC	60,000.00	2,174.00	3.62%
2-4066-000 False Alarms	4,000.00	0.00	0.00%
2-4067-000 Town Services	446,103.00	0.00	0.00%
2-4068-000 Courthouse parking	9,270.00	0.00	0.00%
2-4069-000 CreditCardsPermitsParking	65,000.00	19,746.99	30.38%
Total POLICE REVENUE	706,373.00	32,312.11	4.57%
2-407 INTEREST INCOME			
2-4070-000 Donations	0.00	0.00	0.00%
2-4071-000 General Interest Income	13,446.00	0.00	0.00%
2-4072-000 Restricted Interest	0.00	0.00	0.00%
2-4073-000 CD Interest Income	0.00	0.00	0.00%

Account	Budget	Actual	% of Budget
2-4074-000 Parking Facil Interest	0.00	0.00	0.00%
Total INTEREST INCOME	13,446.00	0.00	0.00%
2-409 MISCELLANEOUS			
2-4091-000 Miscellaneous Revenue	4,000.00	0.00	0.00%
2-4092-000 Misc - State of Vermont	0.00	0.00	0.00%
2-4093-000 Highway State Aid	49,000.00	0.00	0.00%
2-4094-000 ARPA Grant Revenue	0.00	0.00	0.00%
2-4096-000 Sale of Equipment	0.00	0.00	0.00%
2-4097-000 Insurance Reimbursement	0.00	0.00	0.00%
2-4097-002 Other Reimbursements	0.00	0.00	0.00%
Total MISCELLANEOUS	53,000.00	0.00	0.00%
2-41 EAST END			
2-4101-000 East End Revenue	4,000.00	-1,800.00	-45.00%
Total EAST END	4,000.00	-1,800.00	-45.00%
2-43 IRENE RECOVERY REVENUE			
Total IRENE RECOVERY REVENUE	0.00	0.00	0.00%
2-44 GRANT REVENUE			
2-4401-000 Planning Grant Revenue	0.00	0.00	0.00%
2-4402-000 Police Equip Grant Revenue	0.00	0.00	0.00%
2-4403-000 Police Vest Grant Revenue	0.00	0.00	0.00%
2-4404-000 MDT Police Grant Revenue	0.00	0.00	0.00%
2-4405-000 Highway Grant Revenue	0.00	0.00	0.00%
2-4406-000 Sidewalk Grant Revenue	0.00	0.00	0.00%
2-4407-000 Village Tree Grant Reven	0.00	0.00	0.00%
2-4408-000 NorthSt RetainWall Grant	0.00	0.00	0.00%
2-4409-000 WaterfrontPark GrantReven	0.00	0.00	0.00%
2-4410-000 Park & Ride Grant Revenue	0.00	0.00	0.00%
2-4413-000 Energy Grant Revenue	0.00	0.00	0.00%
2-4414-000 DUI Enforcement Grant Rev	15,000.00	1,133.89	7.56%
2-4415-000 SnowDumpConstr Grant Rev	0.00	0.00	0.00%
2-4416-000 Police PACIF Grant Rev	0.00	0.00	0.00%
2-4417-000 PoliceHWYSafetyGrantReven	0.00	0.00	0.00%
2-4418-000 SustainableWoodstockGrant	0.00	0.00	0.00%
2-4419-000 SafeRoutesToSchoolGrant	0.00	0.00	0.00%
2-4424-000 ByPassMitgationGrantRev	0.00	0.00	0.00%
2-4436-000 SLFRF/ARPA Village	0.00	0.00	0.00%
Total GRANT REVENUE	15,000.00	1,133.89	7.56%
2-470 TRANSFERS IN			
2-4701-000 Transfer from Cap Reserve	0.00	0.00	0.00%
2-4701-001 Transfer(Special) from CR	0.00	0.00	0.00%

10/06/23

09:35 am

WOODSTOCK TOWN General Ledger
Current Yr Pd: 4 - Budget Status Report
VILLAGE GENERAL FUND

Page 3 of 3

Rdensmore

Account	Budget	Actual	% of Budget
2-4702-000 Transfer from Trustee	0.00	0.00	0.00%
2-4703-000 Transfer/Endowment Fund	0.00	0.00	0.00%
2-4704-000 Transfer from Parking Fac	0.00	0.00	0.00%
2-4706-000 Transfer from CapRes Unre	0.00	0.00	0.00%
Total TRANSFERS IN	0.00	0.00	0.00%
2-480 COMMUNITY CONTRIBUTIONS			
2-4802-000 Contribution for Trees	0.00	0.00	0.00%
Total COMMUNITY CONTRIBUTIONS	0.00	0.00	0.00%
Total Revenues	1,467,035.75	39,280.19	2.68%
Total VILLAGE GENERAL FUND	1,467,035.75	39,280.19	
Total All Funds	1,467,035.75	39,280.19	

RECEIVED
JUL 10 2023

BY:

Village of Woodstock
Permit for Use of the Village Green

Application date: 7/12/23

Event name: Bookstock Literary Festival

Name of non-profit organization: Bookstock INC.

Address: PO Box 666, Woodstock VT 05091

Event information

Date of event: June 21 - 23 2023 2024 Time of event: 9AM-5 PM

Hours event will occupy the Green, including setup and cleanup time: 12 PM 6/20 - 5 PM 6/23

Anticipated crowd size: 1500

Will you have booths or stalls? YES

If yes, how many? 12 tents

Equipment to be used on the Green: Tents, chairs, tables, sound system. OFF the Green:

porta-potties which in June 2023 were stationed behind the Court House.

Event description. Clearly state the scope and nature of the event to be held: Annual festival, which includes activities on the Green and in about 6 six venues off the Green for author session. Activity on the Green includes live music.

Traffic control plan/arrangements: We do not have an explicit traffic control plan and none has been needed in the past.

Please submit a layout for the event.

An application fee of \$50 must accompany this application, as well as a Certificate of Insurance naming the Village of Woodstock as a certificate holder. Both are required before permit will be approved.

Fee paid: 8/14/23 Cash/Check/Online: 3275

Received by: NLU

Certificate of Insurance received: 8/14/23

Received by: NLU

The individual designated as responsible to the Village Trustees for compliance with the provisions of the Village Ordinance governing the Use of the Village Green, certification that the organization is based in Woodstock, and the restrictions/conditions on the reverse side.

Name: Peter Rousmaniere

Title: Bookstock board chair

Phone: 802-291-3843

Mailing address: PO Box 666, Woodstock VT 05091

Email: pfr@rousmaniere.com

Restrictions/Conditions:

1. The Village Green shall be maintained in a neat and orderly condition at all times during the date of the activity and, to the extent reasonable possible, during the setup and cleanup time for such activity.
2. Any equipment installed on the Village Green in connection with the activity shall be installed no sooner than 24 hours prior to the scheduled date of the activity and shall be removed no later than 24 hours after the scheduled date of the activity, provided however, any equipment which can be installed and removed shall be installed and removed on the day of the activity. This standard shall have separate application to any alternate date not immediately following the scheduled date.
3. No signs or equipment shall be attached to or installed upon trees or historic/memorial markers in the Village Green or upon traffic signs, parking kiosks, or light poles surrounding the Village Green.
4. Traffic signs and parking kiosks surrounding the Village Green shall not be obstructed.
5. No structures or tents shall be erected or placed within 15 feet of the trunk of any tree in the Village Green.
6. No activity shall be conducted on or before 7:00 am or after 10:00 pm without special arrangements.
7. Consideration may be given as to whether an applied for activity, if permitted, would unreasonably restrict the public access to and use of the Village Green.
8. Parking and traffic control:
 - a. All traffic control arrangements and site layouts shall be reasonable calculated to ensure the maximum safety of the public and to cause the least possible inconvenience to the public. Descriptions of arrangements for traffic control shall include the recommendations of the Village Chief of Police with respect thereto and shall clearly state any variances between actual arrangements made recommendation of the Village Chief of Police.
 - b. Participants and sponsors parking – participants and individuals involved in providing the activities must park at locations away from the Green, including North and South Street, Union Street, Court Street, and the Village Square.
 - c. Police Officers must be furnished by and paid for by the sponsor. Please contact the Woodstock Police Department for fees and arrangements.
9. Maintenance and Damages:
 - a. All arrangements for and expenses relating to maintenance of the Village Green immediately before, during, and immediately after a permitted activity and traffic control during a permitted activity, shall be the responsibility of the permittee.

- b. Any damage to the Village Green occurring in connection with an activity (including setup and cleanup), permitted hereunder shall be repaired at the expense of the permittee. At the option of the Board, any repair so required shall be arranged by the Board or by the permittee.
- 10. Applicant should check for electricity of the Green before the event. Please understand that the electricity at the information booth is paid by the Chamber of Commerce. Please call the Chamber at 457-3555.
- 11. At the option of the Board, a written indemnification agreement or some other security may be required as a condition precedent to the holding of a permitted activity hereunder the permit or any applicable law.
- 12. Applicant recycling plan: applicant to describe plans for the event to collect and recycle a minimum of the following items: glass, plastic, and aluminum containers.
- 13. The \$50 application fee may be refundable if all conditions of the permit are met, including recycling requirements. It is up to the applicant to request the return of the \$50 fee. Please send written request within 30 days after the event. Such refund will be made only after the Board of Village Trustees agrees to do so.

I have read and understand the above restrictions and conditions and agree to any additional conditions established by the Board of Trustees.

Applicant signatures: Peter Rousmaniere

Date: 7/12/23

Please call or email completed permit to:

Town of Woodstock

nnourse@townofwoodstock.org

Nikki Nourse

PO Box 488

Woodstock, VT 05091

FOR OFFICE USE ONLY

This permit was:

☐ Approved

☐ Denied

Additional conditions: _____

Municipal Manager: _____

Date: _____

Permit #: _____

RECEIVED
SEP 1 2023

Village of Woodstock
Permit for Use of the Village Green

BY: 9/12/23

Application date: 9/12/23

Event name: WASSAIL

Name of non-profit organization: Woodstock Firefighters Relief Assn.

Address: 454 Woodstock R.O.

Event information

Date of event: 12/9/23 Time of event: 1-4

Hours event will occupy the Green, including setup and cleanup time: 1-4

Anticipated crowd size: _____

Will you have booths or stalls? Yes

If yes, how many? 1

Equipment to be used on the Green: Tent, Tables and Cookware

Event description. Clearly state the scope and nature of the event to be held: _____

WASSAIL Parade - Chili Sales Food Booth

Traffic control plan/arrangements: N/A

Please submit a layout for the event.

An application fee of \$50 must accompany this application, as well as a Certificate of Insurance naming the Village of Woodstock as a certificate holder. Both are required before permit will be approved.

Fee paid: _____ Cash/Check/Online: _____

Received by: _____

Certificate of Insurance received: _____

Received by: _____

The individual designated as responsible to the Village Trustees for compliance with the provisions of the Village Ordinance governing the Use of the Village Green, certification that the organization is based in Woodstock, and the restrictions/conditions on the reverse side.

Name: Mark Harris

Title: President of WFRA

Phone: 561-610-0284

Mailing address: 454 Woodstock Rd Woodstock

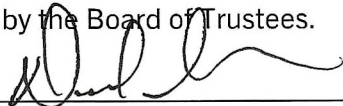
Email: Mark.Wells.harris@gmail.com

Restrictions/Conditions:

1. The Village Green shall be maintained in a neat and orderly condition at all times during the date of the activity and, to the extent reasonable possible, during the setup and cleanup time for such activity.
2. Any equipment installed on the Village Green in connection with the activity shall be installed no sooner than 24 hours prior to the scheduled date of the activity and shall be removed no later than 24 hours after the scheduled date of the activity, provided however, any equipment which can be installed and removed shall be installed and removed on the day of the activity. This standard shall have separate application to any alternate date not immediately following the scheduled date.
3. No signs or equipment shall be attached to or installed upon trees or historic/memorial markers in the Village Green or upon traffic signs, parking kiosks, or light poles surrounding the Village Green.
4. Traffic signs and parking kiosks surrounding the Village Green shall not be obstructed.
5. No structures or tents shall be erected or placed within 15 feet of the trunk of any tree in the Village Green.
6. No activity shall be conducted on or before 7:00 am or after 10:00 pm without special arrangements.
7. Consideration may be given as to whether an applied for activity, if permitted, would unreasonably restrict the public access to and use of the Village Green.
8. Parking and traffic control:
 - a. All traffic control arrangements and site layouts shall be reasonable calculated to ensure the maximum safety of the public and to cause the least possible inconvenience to the public. Descriptions of arrangements for traffic control shall include the recommendations of the Village Chief of Police with respect thereto and shall clearly state any variances between actual arrangements made recommendation of the Village Chief of Police.
 - b. Participants and sponsors parking – participants and individuals involved in providing the activities must park at locations away from the Green, including North and South Street, Union Street, Court Street, and the Village Square.
 - c. Police Officers must be furnished by and paid for by the sponsor. Please contact the Woodstock Police Department for fees and arrangements.
9. Maintenance and Damages:
 - a. All arrangements for and expenses relating to maintenance of the Village Green immediately before, during, and immediately after a permitted activity and traffic control during a permitted activity, shall be the responsibility of the permittee.

- b. Any damage to the Village Green occurring in connection with an activity (including setup and cleanup), permitted hereunder shall be repaired at the expense of the permittee. At the option of the Board, any repair so required shall be arranged by the Board or by the permittee.
10. Applicant should check for electricity of the Green before the event. Please understand that the electricity at the information booth is paid by the Chamber of Commerce. Please call the Chamber at 457-3555.
11. At the option of the Board, a written indemnification agreement or some other security may be required as a condition precedent to the holding of a permitted activity hereunder the permit or any applicable law.
12. Applicant recycling plan: applicant to describe plans for the event to collect and recycle a minimum of the following items: glass, plastic, and aluminum containers.
13. The \$50 application fee may be refundable if all conditions of the permit are met, including recycling requirements. It is up to the applicant to request the return of the \$50 fee. Please send written request within 30 days after the event. Such refund will be made only after the Board of Village Trustees agrees to do so.

I have read and understand the above restrictions and conditions and agree to any additional conditions established by the Board of Trustees.

Applicant signatures: _____

Date: 9/12/23_____

Please call or email completed permit to:

Town of Woodstock
Nikki Nourse
PO Box 488
Woodstock, VT 05091

nnourse@townofwoodstock.org

FOR OFFICE USE ONLY

This permit was:

Approved

Denied

Additional conditions: _____

Municipal Manager: _____

Date: _____

Permit #: _____

Town & Village of Woodstock, VT
Select Board & Board of Trustees Joint Meeting
August 31, 2023
6:00 pm
Town Hall & Zoom
Minutes

Draft minutes are subject to approval.

A. Call to order

1. Select Board – no quorum

2. Trustees

- a. Chair McIlroy called the Joint Meeting to order at 6:00 pm.

B. Woodstock Aqueduct Public Informational Presentation

1. The moderator, Mr. Charlie Kimbell, greeted the audience and thanked them for their patience. He introduced himself as a concerned citizen who volunteered to moderate the event due to its significance for the Woodstock community. He emphasized that the purpose of the forum was to provide information about the Woodstock Aqueduct Company, its financial status, and the outlook for the water system.
2. Mr. Kimbell highlighted the significance of this forum, which was prompted by the disruption of the water system due to heavy rains in July. He provided historical context, mentioning the company's establishment in 1880 by community-minded individuals who believed in the necessity of a public water system. He introduced the first speaker, Mr. Craig Jewett from Otter Creek Engineering.
3. Mr. Craig Jewett discussed the unique aspects of the Woodstock Aqueduct Company's water system compared to typical municipal systems. He explained the challenges related to maintaining water pressure and the need for system improvements to meet State requirements for fire suppression. He outlined potential alternatives for addressing deficiencies in the system, including the possibility of a new tank site.
4. Mr. Jewett also provided insights into the July flooding and explained measures taken to protect the system, particularly the water pipe crossing under the river.
5. During the Q&A session, attendees raised several important questions and concerns. Topics discussed included rate regulation, the potential impact of private equity companies on rates, capacity for future development, the ownership structure of the Woodstock Aqueduct Company, and the possibility of the Town taking over the water system.
6. Senator Allison Clarkson asked about the Town's readiness to manage the system and the history of the sewer district's formation.
7. Speakers addressed the questions providing information on rate regulation, the company's ownership structure, the history of dividends, and the capacity for future development. They also emphasized the need for a public discussion about the Town's readiness to take over the system.
8. Mr. Kimbell acknowledged the importance of the questions raised during the forum and thanked attendees for their participation. He stressed the urgency of reaching a decision

regarding the water system's future. He encouraged further discussion and community involvement in the decision-making process.

C. Other business – none.

D. Adjournment

Motion: by Chair McIlroy to adjourn the meeting at 7:30 pm.

Seconded: by Mr. DeLeon.

Vote: 5-0-0, passed.

*Respectfully submitted,
Nikki Nourse*

**Village of Woodstock
Board of Trustees Special Meeting
September 6, 2023
8:15 am
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Seton McIlroy, Jeffery Kahn, Brenda Blakeman, Gabe DeLeon, Nikki Nourse, Megan Pollock

A. Call to order

1. Chair McIlroy called the Board of Trustees Special Meeting of September 6, 2023, to order at 8:15 am.

B. Citizen comments – none.

C. Additions & deletions from the agenda – none.

D. Permit – permit for East End Park

1. Ms. Pollock presented the request to continue the tradition of the community picnic at East End Park.
2. The event is aimed at bringing the community together, showcasing new access to the trails, and raising funds for the Ottawaquechee Trails that were affected by the flooding.
3. The event is scheduled for October 1st from 2:00 pm to 5:00 pm.
4. Music and food are planned, including a local band and food from various sources.
5. The site plan was discussed, including the placement of food vendors, tables, and a stage for the band.
6. Volunteers from different organizations will assist with various aspects of the event.
7. Discussion about potential traffic concerns during the event.
8. Chair McIlroy raised concerns about the potential increase in traffic, especially with other events happening in the area.
9. Suggestion to contact Sunset Farms for potential overflow parking.
10. The need for traffic volunteers was discussed, and it was agreed that more than one volunteer may be necessary.
11. The importance of providing multiple payment options for donations, such as credit card payments, was raised.
12. Suggestion to provide a QR code for online donations through the Woodstock Community Trust website.
13. The Certificate of Insurance has not yet been received.

Motion: by Mr. Kahn to grant the permit with the condition that the COI is provided by September 25th.

Seconded: by Mr. DeLeon.

Vote: 4-0-0, passed.

14. It was agreed to waive the function fee.
15. The security deposit was discussed, and it was decided to retain it as a form of insurance.

E. Other business – none.

F. Adjournment

Motion: by Chair McIlroy to adjourn the meeting at 8:30 am.
Seconded: by Mr. DeLeon.
Vote: 4-0-0, passed.

*Respectfully submitted,
Nikki Nourse*

**Village of Woodstock
Board of Trustees
September 12, 2023
6:30 pm
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Seton McIlroy, Jeffrey Kahn, Brenda Blakeman, Bill Corson, Gabe DeLeon, Eric Duffy, Nikki Nourse, Beth Finlayson, Phillip Neuberg, Police Chief Joe Swanson

A. Call to order

1. Chair McIlroy called the Village Trustees meeting of September 12, 2023, to order at 6:30 pm.

B. Finance Committee Interview – Renee Hebert – not present.

C. Citizen comments – none.

D. Additions to & deletions from posted agenda

1. Additions

- a. Eastern States Cup application

Motion: by Mr. Kahn to approve the parade permit for the Eastern States Cup as submitted.

Seconded: by Ms. Blakeman.

Vote: 5-0-0, passed.

- b. Nomination of Phillip Neuberg to the Village Historic Preservation Commission

Motion: by Chair McIlroy to appoint Mr. Neuberg to the Village Historic Preservation Commission.

Seconded: by Mr. Kahn.

Vote: 5-0-0, passed.

- c. Request from Sustainable Woodstock to put up a banner

Motion: by Mr. Kahn to approve the banner request for Sustainable Woodstock.

Seconded: by Ms. Blakeman.

Vote: 5-0-0, passed.

E. Manager's report

1. General report

- a. Road maintenance work updates were given.

F. Police Chief's report

1. Chief Swanson provided an update on various aspects of law enforcement activities. He discussed issues related to speeding on Woodstock Road between Maplefields and Ace Hardware, which has been a recurring problem.

G. Permits

1. Use of the Green permit – Bookstock Literary Festival – Bookstock Inc – tabled.

H. Old business

1. Review of Memorial Ordinance

- a. There was a discussion about the wording of the endowment fund section in the ordinance. Concerns were raised about the potential burden of creating an endowment fund.

I. New business

1. Parking spots request – 33 Central Street – Rivera – Tabled.

2. Foliage discussion

a. Bathrooms

- i. Portable toilets for Indigenous Peoples Weekend were discussed. The Trustees agreed to get a quote for portable toilets during peak weekends.

b. Greeter

- i. The Trustees discussed hiring a greeter for the Welcome Center during peak hours. The greeter would provide information about Woodstock to tourists.
- c. Issues related to trash pickup on the Village Green were discussed. It was suggested that the Highway Department could assist with trash pickup.
- d. The Trustees discussed permits for food vendors on the Green. It was suggested the Trustees could take permits for profit organizations and request feedback before granting permits.

3. Police vehicle purchase discussion

- a. There was a discussion about the equipment for police vehicles, including radar systems and dash cameras. It was mentioned that the graphics are the last thing to be installed on the vehicles.
- b. There was a discussion about leasing versus buying police vehicles. Leasing was considered a more viable option due to budget constraints. The police vehicles would be under warranty for the first four years.
- c. The Trustees discussed the budgeting and funding for police vehicles. The need for a structured plan for replacing vehicles was emphasized.
- d. Chief Swanson discussed the process of creating new graphics for police cars. The design involved collaboration with Townsend Belisle's company to incorporate the Village's branding into the bridge image.
- e. There was a discussion about funding options for police equipment, including radar systems and body cameras. Grants and budget allocations were considered as potential sources of funding.
- f. The Trustees discussed whether the Village car graphics should include the word village or town. It was decided that it should only say Woodstock.

Motion: by Mr. Kahn to approve the purchase of two police cruisers for the amount of \$116,009.

Seconded: by Ms. Blakeman.

Vote: 5-0-0, passed.

4. Halloween discussion

- a. Plans for distributing candy for Halloween were discussed. It was suggested that volunteers could help with candy distribution.

J. Other business – none.

K. Minutes

1. 8/21/23 joint minutes

2. 8/22/23 minutes

Motion: by Chair McIlroy to approve the minutes for 8/21/23 and 8/22/23 as submitted.

Seconded: by Mr. Kahn.

Vote: 5-0-0-, passed.

L. Adjournment

Motion: by Mr. Kahn to adjourn the meeting at 9:07 pm.

Seconded: by Ms. Blakeman.

Vote: 5-0-0, passed.

*Respectfully submitted,
Nikki Nourse*

**Village of Woodstock
Board of Trustees Special Meeting
September 29, 2023
8:15 am
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Seton McIlroy, Jeffrey Kahn, Brenda Blakeman, Bill Corson, Gabe DeLeon, Eric Duffy, Nikki Nourse, Tom Ayres, Rick Gaspar, Holly Gaspar, Vicki Ferentinos, Kathy Avellino, Scott Smith, Beth Finlayson, Mark Hunter

A. Call to order

1. Chair McIlroy called the Village Trustees Special Meeting of September 29, 2023, to order at 8:15 am.

B. Citizen comments – none.

C. Additions to & deletions from posted agenda

1. Addition – bathrooms

D. Permits

1. Permits for food on the Green

a. Women of the Woods

- i. Chair McIlroy confirmed that they had received the necessary documents, including the Certificate of Insurance. The vendor plans to operate every Sunday and Monday through October 23rd and would offer a variety of takeaway food items. They intended to set up two tents.
- ii. Discussion on the location of the vendor's setup took place. It was suggested that they set up on the east end of the Green, similar to the previous year. It was also suggested to move additional trash cans to that area.

Motion: by Mr. Kahn to approve the food on the Green permit for Women of the Woods.

Seconded: by Ms. Blakeman.

Vote: 5-0-0, passed.

b. Woodstock High School Spanish Exchange & Varsity Hockey

- i. They plan to operate on October 8, 9, 22, and 23 from 10:00 am to 2:00 pm and serve various food items.

Motion: by Chair McIlroy to approve both permits for the Woodstock High School, the Spanish Exchange Program and the Varsity Hockey Booster Club.

Seconded: by Mr. DeLeon.

Vote: 5-0-0, passed.

c. WES/TPVS PTO

- i. Food sale for October 9th. They plan to set up a tent and tables, offering soups, mac and cheese, and baked goods from 9:00 am to 2:00 pm.

Motion: by Mr. Kahn to approve the food on the Green permit for WES/TPVS PTO.

Seconded: by Ms. Blakeman.

Vote: 5-0-0, passed.

d. North Universalist Chapel Society

Motion: Chair McIlroy to approve the food on the Green permit for the North Universalist Chapel Society.

Seconded: by Ms. Blakeman.

Vote: 5-0-0, passed.

2. Sidewalk permit amendment – Village Butcher

- a. Original permit was for Tuesday through Fridays. They plan to also do it on Mondays.

Motion: by Mr. Kahn to approve the amendment for the sidewalk permit for the Village Butcher to include Mondays.

Seconded: Mr. DeLeon.

Vote: 5-0-0, passed.

3. Sidewalk permit – Woodstock Scoops

Motion: Chair McIlroy to approve the sidewalk permit for Woodstock Scoops.

Seconded: by Mr. Corson.

Vote: 5-0-0, passed.

E. Old business

1. Foliage – signs

- a. The importance of clear and visible signage for safety and information purposes was discussed. It was acknowledged that proper maintenance and strategic placement of signs are essential, and community input will be sought for future planning in this regard.

F. WES Halloween Parade

Motion: by Chair McIlroy to approve the parade permit for WES Halloween Parade pending a conversation with Chief Swanson about police presence.

Seconded: by Mr. Corson.

Vote: 4-0-0, passed. (Ms. Blakeman left the meeting).

G. Other business

- 1. The placement of additional trash cans and recycling bins was discussed, and it was decided to move some of them to various locations around the Green and Village.
- 2. Restroom facilities for Indigenous People's Weekend were discussed. Options included portable toilets behind the courthouse.

Motion: by Mr. Kahn to approve the purchase of two porta-potties for three days pending the results of the Welcome Center's experience this weekend.

Seconded: by Mr. Corson.

Vote: 4-0-0, passed.

H. Executive session to discuss personnel

Motion: by Chair McIlroy to enter executive session under 1 VSA 313 to discuss personnel at 8:59 am.

Seconded: by Mr. Kahn.

Vote: 4-0-0, passed.

The Village Trustees exited the executive session and resumed the public meeting at 9:20 am.

I. Adjournment

Motion: by Chair McIlroy to adjourn the meeting at 9:21 am.

Seconded: by Mr. Corson.

Vote: 4-0-0, passed.

*Respectfully submitted,
Nikki Nourse*