

**Town & Village of Woodstock**  
**Select Board & Board of Trustees Joint Meeting**  
**May 1, 2024**  
**5:00 pm**  
**Town Hall & Zoom**  
**Minutes**

**Draft minutes are subject to approval.**

**Present:** Chair Ray Bourgeois, Susan Ford, Keri Cole, Greg Fullerton, Laura Powell, Chair Seton McIlroy, Jeffrey Kahn, Brenda Bakeman, Frank Horneck, Lisa Lawlor, Eric Duffy, Mary McQuaig, Sam DiNatale, Michael Peters, Jill Davies, Andy Caffrey, Wendy Murrinan, Roger Logan, Steven Bauer

**A Call to order**

**1. Select Board**

a. Chair Bourgeois called the joint meeting of May 1<sup>st</sup> to order at 5:00 pm

**2. Trustees**

a. Chair McIlroy called the joint meeting of May 1<sup>st</sup> to order at 5:00 pm

**B Additions & deletions from agenda – none.**

**C Citizen comments**

1. Mary McQuaig, a South Woodstock resident, and short term rental owner, expressed concerns regarding the proposed ordinance, describing it as contrary to the Vermont way and potentially detrimental to short term rental owners.

a. Mary highlighted the financial burden imposed by the proposed annual fee and emphasized the role of short term rentals in contributing to the local economy.

2. Sam DiNatale, a local business owner, supported the ordinance, emphasizing the need for regulation to address housing shortages and maintain community character.

a. Sam argued that the proposed fees are reasonable and necessary for enforcement, advocating for measures to ensure compliance and responsible operation for short term rentals.

3. Wendy Murrinan, a concerned citizen, advocated for a cautious approach, suggesting the utilization of available software to gather data before implementing strict regulations.

a. Wendy recommends a temporary pause to assess the effectiveness of existing measures and evaluation potential impacts on the community.

4. Andy Caffrey, a Woodstock resident, expressed skepticism regarding the ordinance's efficacy and raised concerns about its enforcement.

a. Andy proposed a collaborative approach involving further community engagement and consultation with relevant stakeholders before finalizing the ordinance.

**D Executive session to discuss potential lawsuit under 1 VSA 313**

Motion: by Chair Bourgeois to enter executive session to discuss potential lawsuit under 1 VSA 313 at 5:32 pm

Seconded: by Laura Powell.

Vote: 5-0-0, passed.

Motion: by Chair McIlroy to enter executive session to discuss potential lawsuit under 1 VSA 313 at 5:32 pm

Seconded: by Jeffrey Kahn.

Vote: 5-0-0, passed.

The Boards exited executive session and resumed the public meeting at 5:56 pm

**E Short term rental ordinance**

1. The Boards discussed the proposed changes to the ordinance.
2. One proposed change, as articulated by Steven Bauer, involves an alteration to the definition of owner occupied.
3. The amendment suggests replacing “any property owner whose home meets the definition of a Vermont Homestead” with “and parcel that meets the definition of a Vermont Homestead as determined by the Vermont Department of Taxes in accordance with 32 VSA 5410.
4. Several Board members expressed support for the amendments, acknowledging the need for flexibility on rental duration limits and fee structures.
5. A subsequent meeting was scheduled for May 2<sup>nd</sup> at 8:30 am to vote on the ordinance.

**F. Other business -none.**

**G. Adjournment**

**1. Select Board**

Motion: by Laura Powell to adjourn the meeting at 6:05 pm

Seconded: by Greg Fullerton.

Vote: 5-0-0, passed.

**2. Trustees**

Motion: by Jeffrey Kahn to adjourn the meeting at 6:05 pm

Seconded: by Frank Hrneck.

Vote: 5-0-0, passed.

*Respectfully submitted,  
Nikki Levakis*