

**MEETING MINUTES**  
TOWN OF WOODSTOCK, VERMONT  
TOWN DEVELOPMENT REVIEW BOARD  
31 The Green  
Woodstock, VT 05091

The Town Development Review Board held a public meeting on March 26, 2024, to conduct the following business:

**Members present:** Wade Treadway (Chair), Alan Willard, Kimberly French, Ernie Fernandez

**Public present:** Sharen Connor

**Staff present:** Steven Bauer and Stephanie Appelfeller

**Administrative Tasks:**

Call to Order: Wade Treadway called the meeting to order at 6:32 PM.

Adjustments to Agenda: None

**Public Hearings:**

The Town Development Review Board received testimony on the following proposed development:

- A. T-0053-24: Anne Conner**  
Lister No.: 32.03.22  
Location: 277 Bridges Road  
Review Type: Conditional Use Approval  
Proposal: To amend the existing Accessory On-Farm Business permit to allow year-round events and farm stays.

Sharen Conner explained she is the agent for her mother Anne Conner. She mentioned she made a typo on the application and it should say the original permit granted events and farm stays for 7 months a year, and they would like to increase it to 12 months. Wade Treadway asked if the new extended timeframe is the only change and Sharen confirmed yes, they would like to extend and add November through March for farm stays.

Wade Treadway walked through criteria under site plan review for Accessory On-Farm Business.

1. Maximum safety of vehicular and pedestrian circulation – Sharen explained there is plenty of room to park and traffic won't change. People don't book as often during mud season. She also holds a short-term rental permit for the winter but wants to remove the STR and do all the rentals under the Accessory On-Farm Business permit.
2. Adequacy and safety of parking and loading – Sharen explained access is 0.2 miles past the Lincoln Bridge off of Bridges Road. Parking will remain on the side of existing barn and house and have 12 parking spaces.

3. Adequacy of landscaping and setbacks. Sharen explained nothing is changing and it will be the same as previously approved.
4. Avoidance of glare. – No new lighting or signage proposed.
5. Adequacy of surface drainage – No change.
6. Utilization of renewable resources and natural resource protection – She said a well feeds the house, solar is onsite via SunCommon. No change since last time.
7. Provision for municipal services – No change.

Steven Bauer asked if the previously approved farm dinners of 12 per year with 12 people at a time was still appropriate? Sharen confirmed it will stay at that, only do closer to 3 or 4 per year currently. Steven Bauer asked if all farm stays associated with a dinner? Sharen replied that no, farm stays are more about engaging in the farm and land and participating in cooking class or green houses.

Steven asked if the board limited the number of farm stays, how many would she want to do in a year? Sharen replied 8-10 nights a month for winter months but in summer it's much more and couldn't choose a specific number.

Alan Willard asked if intended to eliminate the STR and Sharen confirmed yes. He asked if people come specifically as an on-farm stay with farm services or can they stay and not do farm activities? Sharen said 60% of stays are just to stay, she advertises as a farm with classes how to make the products from the farm.

Alan said Section 808C indicates the Board may require a property survey. The septic was installed in 2001 and Alan raised the point that the owners make sure septic has capacity. Sharen replied the size of space at 4 bedrooms hasn't changed.

Ernie asked if they sell the Verjus produced on the farm and Sharen said they sell it at Mt Tom farmers market and to clients in the area. She has a Vermont food processors license.

Kimberly French agreed it is onerous to have two applications (AOFB and STR) and the TDRB decided on 7 months for farm stays originally because it was only planned to be used in the summer. Sharen indicated the farm is up to code with state Fire Marshall.

Alan Willard motioned to close testimony.

Kimerly French seconded the motion.

**VOTE: 4-0. Testimony Closed.**

### **Approval of Minutes:**

Alan Willard motioned to accept the 1/23/24 minutes as printed.

Ernie Fernandez seconded the motion.

**VOTE: 4-0. Minutes Approved.**

**Deliberations:**

The Board entered closed deliberations.

**Adjournment:**

Alan Willard motioned to adjourn the meeting.

Wade Treadway seconded the motion.

**VOTE: 4-0. Approved.**

**Meeting adjourned at 7:26pm**