

**MEETING MINUTES**  
MUNICIPALITY OF WOODSTOCK, VERMONT  
WOODSTOCK PLANNING COMMISSION  
31 The Green  
Woodstock, VT 05091

The Woodstock Planning Commission held a public meeting on Wednesday, July 10, 2024, to discuss the following:

Members present: Benjamin Pauly (Chair), Alex Mulley, Matt Driscoll, Mary Margaret Sloan, Brad Lawrence

Public present: Amy Martsof, Chris Boyle, Al Alessi, Wendy Marrinan

Staff present: Steven Bauer, Director P&Z, Stephanie Appelfeller

**Administrative Tasks**

1. Call to Order – Ben Pauly called the meeting to order at 5:30pm
2. Adjustments to Agenda – Postponed geothermal presentation.
3. Added discussion of wastewater treatment capacity under ongoing business. Engineers have asked for a new design for wastewater treatment plant that considers development over next 20 years.
4. Approve Minutes
  - (a) 5/1/24 – Matt Driscoll motioned to approve as printed.  
Mary Margaret Sloan seconded.  
Vote. 4-0. Approved.
  - (b) 6/12/24 – Matt Driscoll motioned to approve as printed.  
Alex Mulley seconded.  
Vote. 4-0. Approved

Mary Margaret asked about the need for quorum when someone abstains? Steven Bauer explained that the vote approval is based on having a majority of the vote of the members in attendance at the meeting, not the entire commission.

**New Business- None**

**On Going Business**

1. On-Farm Restaurants size and scale – TZR §536(B)

Ben walked through the five options for revised language. He explained the Select Board has charged the Planning Commission with revising the square footage language in TZR §536(B). He mentioned there are only two places in the zoning regulations (BSLI and CLI) that reference size which state 15000 SF per acre.

Mary Margaret Sloan mentioned she contacted Cloudland Farm which is 2,585 square feet including kitchen and seating area.

Mary Margaret mentioned the need to consider the days/hours and 100-person capacity as well to balance out the impact in R5.

Wendy Marrinan suggested this process is reactive to a specific property and is fearful to start a precedent. Ben said the Planning Commission has never visited this issue and this is a new process for the Planning Commission.

Al Alessi asked if spot zoning is mentioned in the regulations? Steven responded no, it is equal protection in the constitution, not the zoning regs.

Chris Boyle represents Tom Meyerhoff and Cynthia Volk. Chris explained there was support for TZR §536 at Select Board meetings according to the prior meeting minutes. He suggested these are commercial buildings in a residential area and changing the regulation could open door to massive buildings. He did not agree the Selectboard reached out to the community to prompt a response to Section 536 changes. Chris read sample emails to demonstrate the source of the requested zoning language changes. He asked the reason the Selectboard is doing this other than Peacefield farm? He warned it steps on constitutional rights.

Brad Lawrence responded that the only reason these emails reference Peacefield Farm was because that is the current application. The language needs to be revisited for future applications.

Ben stated the Planning Commission needs to respond to Selectboard in an unbiased way. He is ok with removing the 2800 SF as that does not control the character of the area. Ben supported Option 2.

Alex agreed with Ben that 2800 SF is arbitrary. Brad stated occupancy limit and operating hours are more impactful. Mary Margaret wants to keep 2800 SF and asked to look at the entire regulation holistically. Alex mentioned he is alright with revisiting the entire regulation and continuing at further meetings. He would like to compare if other restaurants have 100 occupants in town. Perhaps look regionally at comparables?

Al Alessi mentioned seating at 9:30pm is too late and suggested revisiting the entire regulations. It was 50-60 max occupants originally.

Ben felt the Commission should just look at the square footage issue as directed by the board, and he suggested Option 2. Mary Margaret does not want to move forward as it is a legal issue regarding one application. She did not agree that outdoor dining area language should be stricken.

Brad Lawrence motioned to approve Option 2 language for Public Hearing July 29<sup>th</sup> at 5:30pm.

Alex Mulley seconded the motion.

VOTE. 4-1. Approved. Mary Margaret Sloan opposed.

### **Public Hearing – To amend town zoning map to convert 1522 Barnard Road from R5 to R1**

Ben Pauly mentioned all zoning districts will be revisited over the next couple years. What are the criteria needed to decide the best zoning for a site and how can that be applied evenly? Character of area, distance from roads, scenic ridgeline, what else should be considered? Perhaps 800 feet from the secondary road as driveways longer than 800 feet require an Act 250 permit. Cluster developments are

mentioned in the town plan to maintain forest and open space but do not mention how they were decided.

Steven suggested setting a certain distance from the main corridors? Ben would like to look at R5 and R1 districts in the town to determine the distance for all clusters to be consistent and suggested site visits to these areas to help develop the criteria to consider at the next meeting.

Ben Pauly motioned to recess the hearing to 7/29 at 5:30pm.

Alex Mulley seconded the motion.

VOTE. 5-0. Public Hearing recessed to July 29, 2024, at 5:30pm.

**Other Business**

None

**Adjournment**

**Meeting adjourned 7:30pm**

DRAFT