

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

The Woodstock Planning Commission held a public meeting on Monday July 29, 2024, to discuss the following:

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

Public present: Chris Boyle, Michael Stoner, Wendy Murrinan, Peggy Fraser

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

**Administrative Tasks**

1. Call to Order – Ben Pauly called the meeting to order at 5:37pm
2. Adjustments to Agenda
3. Approve Minutes
  - (a) 7/10/24 – Alex Mulley motioned to approve as printed.  
Ben Pauly seconded.  
**Vote. 5-0. Approved.**

Wendy Murrinan mentioned in 7.10.24 that Ben Pauley said the PC never visited the On-Farm Restaurant issue, but questioned if that is accurate. Ben replied that he meant the PC did not write the regulations. It was petitioned by 5% of the voters. The language was drafted by the Selectboard, not the PC.

**New Business-** None

**On Going Business**

**Public Hearing** On-Farm Restaurants size and scale – TZR §536(B)

Select Board asked to clarify TZR §536(B). Ben said they are taking out the footprint of 2800 SF and Alex said they moved seating under hours but left the footprint size of the outdoor dining area. Ben Pauley asked if it needs to be in the PC report, Steven Bauer said yes should mention all technical changes.

Wendy was present at the last meeting and explained she wants to keep the SF language. Due to rural environment and farm use, the scale of the building needs a definition. The outdoor area is 25% of the building and 100 people should not be the only impact. The visual impact should be considered, must think 3D and consider the relationship of the buildings on the farm.

Chris Boyle referenced 24VSA§4441(e) – The PC report needs sent 15 days before hearing to abutters and regional planning commission.

Chris Boyle said the task from the Select Board was regarding Peacefield farm. He suggested that the PC not take this up as it violates substantive due process rights. The language of the draft of the report does not reflect the discussion at meetings as it was not a holistic process. He suggested the Select Board provide more information to the PC before these changes are made.

Michael Stoner reminded the amendment was passed with town support but did not insert the 2,800 SF. He mentioned a 10,000 SF barn could not be used if keep the 2800 SF. The SF restriction does not allow repurposing of large buildings.

Alex Mulley asked about the procedural question on the timing for report being attached to amendment that Chris Boyle referenced. Steven Bauer said the risk of substantive due process may make them want to wait, let Select Board know PC is trying to minimize risk before passing on to them. Ben felt that is best. Mary Margaret agrees to put it on pause and thinks it was sent to PC for Peacefield and need to consider legal side.

Steven Bauer said there will be substantive due process claim, PC needs to decide how much they want to protect Select Board. Alex Mulley agreed to pause and wanted to review the report closer. Brad Lawrence agreed but felt confident it is not just for Peacefield.

Peggy Fraser mentioned that in the library holds 60 people on mezzanine, 12 in smaller rooms. Square footage and occupancy are related.

Wendy Marrinan added ADUs square footage allowed is in relation to the home which is an example of scale in the regulations. She indicated the striking of square footage is in correlation with the emails. Steven responded that the conditional use process takes on size and scale.

Steven Bauer said more discussion can happen on regular scheduled meeting August 7. If proceed, will need to re-warn the meeting and resend the PC report.

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

Mary Margaret Sloan mentioned the applicant withdrew the application. Alex Mulley would like to continue the discussion anyway as it needs revisited in all clusters. Steven Bauer said next steps would be to investigate patterns of clusters and determine criteria. There are several other clusters that can be considered.

### **New Business**

Steven Bauer's last day will be 8/1/24.

Ben Pauley nominated Stephanie Appelfeller as Administrative Officer.

Alex Mulley seconded the motion.

VOTE: 4-0. (Mary Margart Sloan was not present for vote.)

### **Adjournment**

**Meeting adjourned 6:40pm**