

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

The Woodstock Planning Commission held a public meeting on September 4th, 2024, to discuss the following:

Members present: Ben Pauly (Chair), Mary Margaret Sloan, Brad Lawrence, Sarah Glasser Tucker, Matt Driscoll, Nicole Green  
Ex Officio Members: Laura Powell, Harry Falconer  
Public present: Chris Boyle, Al Alessi, Charlotte Hollingsworth, Margaret Fraser, Gina Auriema, Mark Auriema, Tom Meyerhoff, Wade Treadway, Jon Spector, Phil Robertson, Leslie Leslie, John Holland, Wendy Spector, David MacKay  
Staff present: Stephanie Appelfeller and Mike Tuller

**Administrative Tasks**

1. Call to Order – Ben Pauly called the meeting to order at 7:02pm
2. Adjustments to Agenda – Ben asked to add Planning Commission goals to end of meeting
3. Approve Minutes  
(a) 8/7/24 – Minutes moved to next meeting.

**On Going Business - On-Farm Restaurants Amendment– TZR §536(B)**

The meeting focused on reviewing the on-farm restaurant regulations, particularly the 2800 square foot footprint limit. The Planning Commission discussed the lack of justification for this limit and its potential impact on rural character. They considered alternative metrics like occupancy and hours of operation. Public comments highlighted concerns about the scale and impact on residential areas.

**Discussion on On-Farm Restaurant Regulations**

Ben Pauly recapped the task given by the Select Board to review the on-farm restaurant regulations, specifically section §536(B), which sets a 2800 square foot limit. Previous meetings discussed the conditional use process and its role in limiting the impact of on-farm restaurants on rural/residential areas.

Ben Pauly presented a study of on-farm structures in Woodstock, comparing Google Earth measurements with actual square footage. Findings showed that many farm structures exceed 2800 square feet without affecting the character of the area.

## Public Comments and Concerns

Ben read emails from residents. BJ Dunn expressed concerns about the scale and impact of on-farm restaurants on residential neighborhoods. Other emails from residents supported eliminating the 2800 square feet limit to allow for on-farm restaurants.

The Planning Commission members discuss their thoughts on the 2800 square feet limit and its relevance. The importance of balancing development with the rural character of Woodstock was emphasized.

Charlottle Hollingsworth, Margart Fraser, Al Alessi, Wendy Spector, Mark Auriema, Gina Auriema all spoke in regard to the impact of on-farm restaurants and how to balance the use in residential areas.

Jon Spector raised concerns about the economic sustainability of Woodstock without growth. The potential for new on-farm restaurants to support economic growth was discussed.

Chris Boyle raised concerns about the potential constitutional issues if the 2800 square feet limit is removed.

David MacKay suggested that restaurants are struggling in Woodstock to find employees and staying open late or 7 days a week is unrealistic.

Wade Treadway spoke to the Conditional Use and Site Plan review process and the history of the On Farm Restaurant amendment as chair of the Town Development Review Board.

The Planning Commission members discuss the importance of considering the broader context and potential unintended consequences. The need for a holistic review of the on-farm restaurant regulations was emphasized.

Ben motioned to approve the presented language for Public Hearing on October 2, 2024, at 7:00pm.

**VOTE: 5-1. Approved.**

For: Nicole Green, Matt Driscoll, Ben Pauly, Brad Lawrence, Sarah Glasser-Tucker  
Against: Mary Margaret Sloan

## Discussion of Inn-Annex Zoning

Stephanie Appelfeller introduced the topic of constructing freestanding cottages on a property located in the Inn zoning district. The current Inn district zoning regulations do not allow for the construction of freestanding cottages unless they are attached to the main Inn building or are located in an existing building on the site.

The Planning Commission members discuss the potential changes needed to allow for freestanding cottages. The importance of understanding the historical context and potential impacts of any zoning changes were emphasized.

The Planning Commission members agreed to continue the discussion at the next meeting. They would like to see examples of this type of development in other towns, as well as understand how many properties would be impacted.

### **Planning Commission Goals**

Laura Powell presented an update on the Select Boards goal process. Ben would like the Planning Commission's goals to include housing, climate resiliency, bike paths/connectivity and consider the action items from the Town Plan.

**The meeting was adjourned at 8:59pm.**

DRAFT