

**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 August 27th, 2024 at 6:30PM to conduct the following business:

**Members present:** Wade Treadway (Chair), Alan Willard, Fred Hunt

**Public present:** Spencer Hayes, Ben Pilsmaker, Brad Ruderman, Bronwym Young, Terri Poljacik

**Staff present:** Stephanie Appelfeller and Mike Tuller

**Administrative Tasks:**

Call to Order: Wade Treadway called the meeting to order at 6:30 PM.

Adjustments to Agenda: None

**Public Hearings:**

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

- A. **T-0004-25:** Yummy Woodstock, LLC  
Lister No.: 07.01.33  
Location: 4374 W Woodstock Rd  
Review Type: Conditional Use Approval  
Proposal: To change non-conforming use from restaurant to retail.

Spencer Hayes and Ben Pilsmaker explain the need for a conditional use permit to change a non-conforming use from restaurant to retail. The property is currently zoned residential, and the restaurant is a non-conforming use. The proposed change involves interior renovations and a change of use, with no exterior changes. The restaurant faced staffing challenges, making it difficult to maintain viability. The proposed changes include eliminating the restaurant side of the business and focusing on wholesale ice cream and baked goods in 1/3 of the building. The business would still have an ice cream window but no seating. The remaining 2/3 of the building would be used as a retail store operating as a cannabis establishment. The proposed hours of operation would be reduced, in line with staff availability.

Fred Hunt moved to close testimony.

Alan Willard seconded the motion.

**VOTE: 3-0. Testimony closed.**

- B. T-0005-25:** Long Hill Farm, LLC  
Lister No.: 06.02.11  
Location: 592 Quinn Road  
Review Type: Conditional Use Approval  
Proposal: To construct a 9,282 SF four-bedroom single household dwelling and a 1,233 SF garage with access driveway in Conservation Overlay District.

Brad Ruderman presented on behalf of the owners. The application involves upgrading the Class 4 road which will be converted to a private driveway that is located in the Steep Slopes and Fragile Soils Overlay district. The owners are building a new single-household dwelling and extending the driveway which was an old snowmobile trail. The property contains over 1000 acres.

The proposed changes include bringing in fill to elevate the surface and widening 1238 feet of the class 4 road. The driveway/access has been approved by Chief Green and the Select Board and involves relocating the VAST trail to avoid collisions. They will add pull offs at 500-foot intervals. It will be less than 12% slope on straightaways and less than 10% grade on curves. A bridge will be replaced at the stream crossing. Prior to construction a 4-foot culvert will be placed. Brad has a draft permit of the State stormwater erosion plan. There is a wastewater application in with the state as well for the house site. The total driveway is 1238 feet of existing road plus 2800 feet, so over 4000 feet total.

Brad walked through the house and landscaping plans. He indicated the home is out of the Scenic Ridgeline district. They plan to start construction as soon as possible.

The Conservation Commission did not have a quorum and therefore did not review this application. The board walked through the criteria of conditional use approval.

Bronwym Young is an abutter with concerns about erosion, the bridge weight and capacity, tax increases and traffic.

Terri Poljacik is an abutter who mentioned runoff concerns and increased traffic issues.

Fred Hunt moved to close testimony.

Alan Willard seconded the motion.

**VOTE: 3-0. Testimony closed.**

### **Deliberations:**

The board entered closed deliberations.

**C. Approval of Minutes: 7/23/24**

Alan Willard motioned to approve minutes as printed.

Wade Treadway seconded the motion.

**VOTE: 3-0. Approved.**

**Other Business:**

None.

**Adjournment:**

Alan Willard motioned to adjourn the meeting.

Wade Treadway seconded the motion. (7:28pm)

**VOTE: 3-0. Approved.**

DRAFT