

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

The Woodstock Planning Commission held a public meeting on October 2nd, 2024, to discuss the following:

**Members present:** Ben Pauly (Chair), Mary Margaret Sloan, Alex Mulley, Sarah Glasser Tucker, Matt Driscoll

**Ex Officio Members:** Frank Horneck, Harry Falconer

**Public present:** Jesse Werner, Chris Boyle, Jill Davies, Peggy Fraser, Tom Ayres

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

### Administrative Tasks

1. **Call to Order** – Ben Pauly called the meeting to order at 7:00pm

2. **Approve Minutes**

a. 8/7/24

Ben Pauly motioned to approve as printed.

Sarah Glasser Tucker seconded.

**Vote. 5-0. Approved.**

b. 9/4/24

Ben Pauly motioned to approve as printed.

Sarah Glasser Tucker seconded.

**Vote. 5-0. Approved.**

3. **Public Comment**

Jesse Werner expressed concern about the approval of a third cannabis establishment in Woodstock. Jesse argued that the public was not adequately informed and had no opportunity to express their opinions. Stephanie Appelfeller directed Jesse to the Town Development Review Board for further discussion. Jesse highlighted the confusion caused by multiple boards and the need for better communication.

4. **Public Hearing** – To amend Section 536: On-farm Restaurants of the Town Zoning Regulations

Ben Pauly outlined the goal of the meeting was to vote on the transmittal draft of the on-farm restaurant size and scale regulations. He walked through the past discussions and presented findings from a review of existing farm structures, showing that many are larger than 2800 square feet without adverse effects.

Wendy Wright Marrian's letter was read which emphasized the importance of square footage in zoning regulations and the need for a more practical review mechanism.

Chris Boyle represents Tom Meyerhoff and raised procedural concerns about the timeline for submitting the report to the Regional Planning Commissions. Mr. Boyle advised against proceeding with the vote due to potential constitutional issues and suggests a holistic evaluation of the on-farm restaurant regulations.

Ben Pauly explained the Planning Commission's objective approach and argued that the recommendation would be the same regardless of specific projects.

Jill Davies emphasized the need for on-farm restaurants to support economic development and tourist needs.

Ben Pauly read through the Planning Commission report. Alex Mulley discussed the importance of maintaining the character of the area and questioned the appropriateness of the size limit.

Mary Margaret Sloan suggested making changes to the Planning Commission report to remove “change” from the time issue in the statement of purpose. She also suggested removing references to the Selectboard in the document, delete the line “relying on the policies and goals of the town plan, the Selectboard understand the importance of etc....” and delete the sentence starting “Believing that the judicial interpretation of the language does not match their intent...”. Additionally, she does not agree with the Planning Commission report, and it needs to reflect it is not a unanimous decision.

The Planning Commission report was not signed at the time it was distributed to other neighboring commissions and staff will resend.

### **Discussion on Definition of Inn Annex**

Dave McKay discussed the challenges of adding cottages to the Jackson House due to current zoning restrictions in the Inn district. They do not have a formal proposal and are just starting initial discussions to see what is allowed.

The commission discussed the possibility of amending the Inn district regulations to allow for additional guest accommodations. The possibilities include removing the requirement that the guest accommodations be located in an existing building. Sarah Glasser Tucker expressed the need to discuss the potential impact on the character of inn districts and the need for public comment.

Peggy Fraser asked that the Commission consider the change if it impacts economic development.

### **On-Farm Restaurants**

The Commission decided to postpone the vote on the On-farm Restaurant regulations until the next regular meeting.

## **Neighborhood Development Area Designation**

Harry Falconer presented the benefit of creating a neighborhood development area designation.

## **Planning and Zoning Department Update**

The Planning Commission members agreed to move meeting times to 5:30-7:30pm going forward.

## **Motion on continuing the Public Hearing**

Ben Pauly made a motion to approve the draft changes to Section 536B and continue the public hearing on November 6, 2024, at 5:30pm.

Sarah Glasser Tucker seconded the motion.

**VOTE: 4-1.**

(For – Ben Pauly, Matt Driscoll, Alex Mulley, Sarah Glasser Tucker)

(Against – Mary Margaret Sloan)

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