

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

The Woodstock Planning Commission held a public meeting on November 6th, 2024, to discuss the following:

Members present: Ben Pauly (Chair), Alex Mulley, Sarah Glasser Tucker, Matt Driscoll, Brad Lawrence, Laura Powell (ex-officio member)

Public present: Wendy Wright Marrinan, Chris Boyle, Megan Landis

Staff present: Stephanie Appelfeller and Mike Tuller

Administrative Tasks

1. **Call to Order** – Ben Pauly called the meeting to order at 5:32pm
2. **Approve Minutes**

- a. **10/2/24**

Ben Pauly motioned to approve as printed.

Alex Mulley seconded.

Vote. 4-0. Approved. (Brad Lawrence was not present to vote)

3. **Public Comment: None**

4. **Public Hearing: To Vote on the transmittal draft of the On-farm Restaurants size and scale – TZR §536(B)**

Ben Pauly summarized the process to clarify the intent of Section 536B regarding the footprint of the restaurant building not exceeding 2,800 square feet. The Planning Commission proposed amendment aims to remove the specific 2,800 square foot limit. Ben Pauly read the Planning Commission report. The primary intent of the proposed amendment is to clarify the mechanism for measuring whether a proposed-on farm restaurant meets the size and scale requirements in another manner rather than specific reference to 2800 square feet.

Wendy Marrinan mentioned she found other examples of square footage limits in other uses in the zoning regulations. Wendy argued that the physical size is necessary to ensure the restaurant fits within the farm scape and does not dominate the farm. She suggested removing the word “building” and changing the amendment to say the footprint of the “restaurant”.

Chris Boyle represents Tom Meyerhoff and suggested the Planning Commission should not send the amendment to the Select Board. He mentioned the amendment is unconstitutional and the change was proposed specifically for Peacefield Farm.

Ben Pauly replied that the proposed changes are to allow future farm restaurants to be successful and it is not for Peacefield Farm. Brad Lawrence mentioned any farm that wants to open an On Farm restaurant can use an existing barn with this proposed change.

Ben Pauly motioned to send the Planning Commission report and transmittal draft of the proposed bylaw amendments to the Select Board for review and adoption.

Brad Lawrence seconded.

Vote. 5-0. Approved.

For- Ben Pauly, Alex Mulley, Sarah Glasser Tucker, Matt Driscoll, Brad Lawrence

Against - None

Planning Updates

Ben mentioned that at the next meeting Harry Falconer will present regarding neighborhood development areas, how to update the Town Plan and maps and other action items. Alex Mulley asked for the materials to be sent asap for time to prepare for the meeting and asked for examples and case studies from other towns.

Ben Pauly introduced Megan Landis who is interested in joining the Planning Commission. Megan asked about housing density changes to the town plan and Laura Powell explained the recent changes in the Village from the Home Act in 2023. Wendy asked that the Historical District Overlay be considered when changing the maps and plan.

The meeting was adjourned at 6:13pm.