

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

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

**Members present:** Ben Pauly (Chair), Alex Mulley, Sarah Glasser Tucker, Megan Landis, & Laura Powell (ex-officio member)

**Public present:** Jenvera Wetmore, Harry Falconer

**Staff present:** Stephanie Appelfeller, Mike Tuller, and Molly Maxham

**Administrative Tasks**

1. **Call to Order** – Ben Pauly called the meeting to order at 5:30pm
2. **Minutes:** Minutes were not approved due to lack of quorum
3. **Public Comment: None**
  
4. **Discussion of Future Planning:**

Harry Falconer presented a proposal for possible regulatory changes to enable housing production. He emphasized the importance of encouraging more development, especially affordable housing. Harry Falconer outlined short-term changes to make bylaws more housing-friendly and the need to open the town plan for broader changes. Harry Falconer recommended applying for a municipal planning grant to update the town plan with the help of a consultant. Ben Pauly agreed that it makes sense to apply for the grant to help update the town plan, with a backup plan of reviewing just the future land use map. Laura Powell and Harry Falconer discussed the issue of possible spot zoning in areas of Woodstock.

Laura Powell mentioned the water vote and the budget season as priorities, and the necessity of making time for action items after. One action item involves having Harry Falconer and then the planning commission review village bylaws to see what they can do to incentivize both housing and development. Laura Powell suggested bringing Harry Falconer in front of the board in January. Harry Falconer brought up issues of subjectivity and exclusivity that need to be addressed. Stephanie Appelfeller talked about how introducing form-based code could reduce subjectivity in design review and streamline the process. Harry Falconer also discussed the potential benefits of a form-based code and the NDA designation, which could offer Act 250 exemptions and permit fee waivers. Harry Falconer emphasized the importance of clear design guidelines and the need for a process that balances historical character with modern development.

Harry Falconer outlines the next steps, including redlining the bylaw document and preparing for the municipal planning grant application. Ben Pauley and other members discuss the importance of updating the town's density regulations and parking requirements. The group plans to meet

with Jacob Hemric from the state to discuss the NDA designation and its benefits. The next meeting is scheduled for January 8th at 6 PM; a change from the previous meeting time of 5:30. The meeting concluded with a consensus on the time change.

### **Planning Updates**

The Planning Commission plans to look into specific bylaws for the grant application process. They plan on meeting with Jacob Hemric in January to discuss the possible benefits of NDA designations in January. Members plan to focus on short term measures to increase clarity and reduce subjectivity in zoning codes.

**The meeting was adjourned at 6:57pm**

DRAFT