

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

The Woodstock Planning Commission held a public meeting at 6:00pm on Wednesday, April 2nd, 2025, to discuss the following:

**Members present:** Benjamin Pauly (Chair), Alex Mulley, Sarah Glasser Tucker, Mary Margaret Sloan, Brad Lawrence, Meghan Landis, and Laura Powell (ex officio).

**Public present:** Harry Falconer, Bryan Kovalick, and Wendy Wright Marrinan

**Staff present:** Molly Maxham and Emily Collins

**Administrative Tasks**

1. **Call to Order** – Benjamin Pauly called the meeting to order at 6:03pm. No adjustments were made to the agenda.

2. **Minutes:**

Brad Lawrence motioned to approve 03/05/25 minutes as printed.

Benjamin Pauly seconded.

Vote. 6-0. Approved.

3. **Public Comment: None**

4. **Continuation of Bylaw Analysis and Revision Recommendations:**

Harry Falconer from Two-Rivers Ottauquechee Regional Commission presented updates on the zoning bylaw analysis and revisions. Harry Falconer reported that the municipal planning grant application was submitted on Friday, before the Monday deadline, and that we should hear the results by the end of April. The final project cost amount was \$20,840, with a 10% match of \$2,084 required from the town and village if approved. The town would have up to 2 years to complete the work of rewriting the Plan. Harry Falconer mentioned that Department of Housing and Community Development received an unprecedented number of applications, with a greater amount in funding requests than what is available to award. The discussion then moved to the bylaw revisions, focusing on the design review overlay district. Harry Falconer explained that this section needed the most fundamental changes to align with state statute.

The commission discussed the removal of certain language from the bylaws, with some members expressing concern about losing valuable content. Harry Falconer suggested that some of the removed language could potentially be incorporated into the Town Plan or a separate design report. The discussion then moved to the applicability of design plan review. Harry Falconer explained that the additions and changes in this section come directly from the statute. The group clarified the roles of the Village Design Advisory Committee and the Village

Development Review Board in the review process. The commission discussed the timeline for application reviews and hearing, including notification requirements for abutters. There were differences in opinion regarding the number of people and length of time to be warned. The group discussed exemptions from design review, including interior renovations, exterior repairs involving in-kind replacement of materials, and exterior changes not visible from a public road.

Harry presented changes to the design review criteria, emphasizing the need for more empirical and measurable standards. The commission agreed that this would require further discussion and potentially the formation of a subcommittee to develop more specific criteria. A significant point of discussion was the difference in design standards between the Village proper and the East End. Harry Falconer noted that the current bylaws don't establish clear, measurable differences in standards between these areas. The commission agreed that having two different sets of standards for the village and the East End would be beneficial.

The group expressed interest in maintaining extra protection for historically significant buildings. Wendy Wright Marrinan was present to share her comments on zoning bylaw revisions, primarily focused on preserving the historical integrity of Woodstock. Wendy Wright Marrinan would be interested in integrating historical considerations with design review standards. Committee members were asked to review the design review criteria and suggest language for standards at the next meeting. Harry Falconer agreed to incorporate the suggested changes. The group agreed to revisit the discussion on Article 5 at the next meeting.

### **Planning Updates**

The Selectboard met on Monday, March 31<sup>st</sup> and voted to approve the on-farm restaurant amendment proposed by the Planning Commission. A litigation hold letter was received regarding this amendment, so the Chair directed the Board to preserve all relevant records of correspondence.

Harry Falconer will continue to work on the bylaw revisions.

**The meeting was adjourned at 8:00pm.**