

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,
December 3rd, 2025, to discuss the following:

Members present: Sarah Glasser Tucker (Chair), Benjamin Pauly, Mary Margaret Sloan, Megan Landis, Alex Mulley, and Matt Driscoll.

Public present: Ellen Soroka, Wendy Marrinan, Jenevra Wetmore, Sue Palmer-Wetherald, Jennifer HM, Roger Logan, Jon Spector, Katherine Harvey, Madeline Raynolds and Harry Falconer.

Staff present: Molly Maxham, Emily Collins, Stephanie Appelfeller, and Savannah Spannaus.

Administrative Tasks

1. Call to Order – Sarah Glasser Tucker called the meeting to order at 6:03pm
2. Adjustments to Agenda – None.
3. Approve Minutes – 11/12/25

Motion to approve minutes by Benjamin Pauly, seconded by Sarah Glasser Tucker.

Vote. 5-0. Approved.

Business

1. Continuation of Village bylaw analysis and revisions with Harry Falconer.

Bylaw analysis continued from page 63.

Section 519 Signs

Sarah Glasser Tucker suggested formatting changes to this section. Alex Mulley suggested that political signs be banned on Town Land, but the Planning Commission discussed how this is not possible.

Section 604 Height Exceptions

The Planning Commission amended this section to include railings.

Section 517 Off-Street Parking

The Planning Commission discussed how this section needs to be cleaned up and clarified. Molly Maxham suggested that part C be amended to increase to one parking space for every four seats.

The Planning Commission stated that Public Assembly and Restaurants should be separated in this section.

Section 609 Prohibited Uses

The Planning Commission agreed to strike part “G. Free-standing retail stand” from this section altogether.

2. Nomination of Molly Maxham & Emily Collins as Acting Town & Village Zoning Administrators.

Molly Maxham and Emily Collins were nominated as Acting Village & Town Zoning Administrators. This is to ensure that Emily Collins could act on Molly Maxham’s behalf in case of an emergency, and vice versa.

Motion to nominate Molly Maxham as the Acting Village Zoning Administrator and Emily Collins as Acting Town Administrator by Sarah Glasser Tucker, seconded by Mary Margaret Sloan.

3. Discussion regarding the possibility of modifying section 508 in the Town Bylaws.

4. Public Comment:

- Ellen Soroka had questions about how applications are referred to the Village Design Advisory Committee.
- Wendy Marrinan made comments on the Regional FLU map. Harry Falconer explained the FLU map and bylaw constraints to Wendy Marrinan.
- Jenevra Wetmore from Sustainable Woodstock spoke out in support of the Planning Commission’s bylaw revisions and sustainable development in Woodstock.

Action Items:

Other Business:

The Planning Commission discussed having a final review of the bylaws in January, polishing the bylaws by February, and having a hearing on the bylaw revisions by late February.

The meeting was adjourned at 8:34pm.

DRAFT