

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 1st, 2026, to discuss the following:

Members present: Sarah Glasser Tucker (Chair), Benjamin Pauly, Matt Driscoll, and Megan Landis.

Public present: Wendy Marrinan, Harry Falconer, and Bryan Kovalick.

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

Administrative Tasks

1. Call to Order – Sarah Glasser Tucker called the meeting to order at 6:12 PM
2. Adjustments to Agenda – None.
3. Approve Minutes – 3/4/26

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

Approved 4-0.

Business

1. Public Comment:

Wendy Marrinan, a Village resident, highlighted the phrase referring to the Village bylaws, “language lacks clear written community standards”, from a statement in the recent Act 250 hearing regarding Woodstock. Wendy Marrinan would like to mention the historic value of Woodstock in the bylaws. There were additional concerns on design review rewrites, specifically on page 37, relating to exterior changes.

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

The commission discussed changes made to section 616 Signs with Bryan Kovalick and the use schedule with Harry Falconer. The changes made to section 616 Signs included guidelines for conditional reuse review for sign requirements and striking the requirement that all signs on a directory sign would have the same dimensions.

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

Molly Maxham discussed the possibility of adaptive reuse of existing interiors regarding density in the bylaws. The commission supported the modification of this section in the Village Bylaws.

As for the modification of the Town Bylaws, the commission disagreed with the aspect of changing R5 districts to allow for more housing. More specifically, this change would allow permitted density for each zoning district to be determined by the stated minimum lot area with at least two dwelling units are allowed on all lots. Each additional unit requires one sixth of the minimum stated lot area. This change would introduce more housing in the village and town without sacrificing aesthetics. Megan Landis and Benjamin Pauly did not support this modification and requested real-world examples.

4. Vote to send the Village Bylaws draft to public hearing.

Motion to send the Village Bylaws draft to public hearing made by Sarah Glasser Tucker, seconded by Benjamin Pauly.

Approved 4-0.

5. Reappointment of Planning Commission officers.

Motion to reappoint Sarah Glasser Tucker as Planning Commission Chair by Benjamin Pauly, seconded by Megan Landis.

Approved 4-0.

Motion to reappoint Matt Driscoll as Planning Commission Clerk by Benjamin Pauly, seconded by Sarah Glasser Tucker.

Approved 4-0.

Action Items:

Molly Maxham will provide a redraft of the proposed changes to Section 508 Density.

The next meeting is set to take place on May 6, 2026, at 6 PM.

Other Business:

The meeting was adjourned at 8:06 PM.