

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, May 6th, 2026, to discuss the following:

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

Public present: Laura Powell, Alisa Tarlow, Brenda Blakeman, Lisa Lawlor, Meg T, Jenevra Wetmore, Kristian Preylowski, Phil Neuberg, Kari Meutsch, Barbara Kennedy, Isabelle Bradley, Gaye Travers, Chris Miller Wendy Marrinan, Harry Falconer, and Bryan Kovalick.

Staff present: Molly Maxham, Kitty Mears Koar, and Emily Collins.

Administrative Tasks

1. Call to Order – Sarah Glasser Tucker called the meeting to order at 6:05 PM
2. Adjustments to Agenda – None.
3. Approve Minutes – 4/1/26

Motion to approve minutes made by Benjamin Pauly, seconded by Megan Landis.

Approved 6-0.

Business

The Planning Commission has been working to amend the Village Zoning Bylaws to bring them into alignment with the current state law. The increase in housing for the community is a huge goal.

1. General Public Comment:

Alisa Tarlow, a resident of Woodstock, made a comment on how the board should try to engage more residents during the rewriting of the bylaws. The Planning Commission meetings take place on the first Wednesday of every month and are advertised in three places around town and online.

Barbara Kennedy questioned about the availability of a cumulative analysis of the old Village Bylaws compared to the revised bylaws.

Sarah Glasser Tucker moved to formally open public hearing of the edited Village Zoning Bylaws at 6:21 PM

2. Public Hearing:

Article 1: General Provisions

- **Section 103 Purpose:** Wendy Marrinan, a resident of Woodstock, began by thanking the board for their contributions and had concerns about the lack of context on the spirit of community goals and the historical districts in this section.

Article 2: Zoning District

- There were no public comments on this article.

Article 3: Zoning District Regulations

- **Section 301 Summary Table:** Sarah Glasser Tucker highlighted the summary table that was made by Harry Falconer.
- **Section 315 Planned Development:** Barbara Kennedy had questions on the phasing plan and wondered if there were checkpoints in place or a plan for delayed developments.
- **Section 314 INN:** Wendy Marrinan had concerns about the maximum building height in being too high and wondered if the change was intentional.
- Alisa Tarlow had concerns about the maximum building height being 40 feet. Tarlow would like an abutter warning to be added back to the bylaw.
- Gaye Travers emphasized the previous comments on the maximum building height and the abutter warning. The board noted that there is a section on public notice and abutters in Article 8.
- Phil Neuberg also emphasized the concerns on maximum building height and would like photographs to be added as a requirement.
- Chris Miller agreed with other residents that the 40-foot maximum building height is too high.

Article 4: Overlay Zoning Districts

- Jenevra Wetmore, from Sustainable Woodstock, spoke out in support of the goal of increasing housing in Woodstock and the changes made in this section.
- **Section 405 Design Review Overlay District:** Phil Neuberg had comments on the verbiage used in the statement of purpose on.
- Chris Miller voiced serious concerns about the revised design review overlay guidelines regarding the design review board and design advisory committee.
- Gaye Travers had questions on the expedited review process and demolition of buildings and accessory structures.

- Alisa Tarlow expressed concerns about the expedited review process and stated that applications should not be reviewed by solely the Administrative Officer.
- Wendy Marrinan echoed previous comments on Design Review and does not see a need for changes in the process. Marrinan would like to suggest that a section on the Historic Village District be included.

Article 5: General Regulations

- There were no public comments on this article.

Article 6: Additional Specific Revisions

- **Section 602 Affordable Housing Density Bonus:** Phil Neuberg believes that five units are too dense and should be lessened to three units. Harry Falconer clarified that the 40% density bonus is mandated by state law and that five units are required by the Housing Opportunities Made for Everyone (HOME) Act.
- Alisa Tarlow echoed the previous statement and disagreed with setback changes made in this section.

Article 7: Subdivision

- There were no public comments on this article.

Article 8: Administration & Enforcement

- **Section 807 Village Design Advisory Committee:** Phil Neuberg believes that there should be five members on this committee, rather than 3-5 members, due to quorum.

Article 9: Definitions

- Wendy Marrinan suggested definition changes and would like definitions for “demolition” and “historic”.

Additional Public Comment:

- Alisa Tarlow voiced concerns about upcoming regarding ACT 181, which are not the focus of the meeting.
- Isabelle Bradley, a Village resident, agreed with the sentiments previously expressed by Alisa Tarlow.
- William Bradley, a Village resident, emphasized the beauty of Woodstock and would like for the board to tell more people about meetings.
- Wendy Marrinan read from a book on the context of the landscape of Woodstock.
- Benjamin Pauly provided further clarification on the Design Review sections of the bylaws.
- Brenda Blakeman, a Village resident, questioned about policy on buildings damaged by fire.

Sarah Glasser Tucker moved to formally close public hearing of the edited Village Zoning Bylaws at 7:54 PM

Action Items:

Other Business:

The meeting was adjourned at 8:06 PM.