

**MEETING MINUTES**  
**TOWN OF WOODSTOCK, VERMONT**  
**TOWN DEVELOPMENT REVIEW BOARD**  
31 The Green  
Woodstock, VT 05091

The Town Development Review Board held a public meeting on August 26th, 2025 at 6:30PM to conduct the following business:

**Members present:** Wade Treadway (Chair), Alan Willard, Ernie Fernandez, Kimberly French, & Fred Hunt.

**Public present:** Donald Connelly, Scott Schwartz, Ashley Losier Schwartz, Jenevra Wetmore, Matt Murawski, Brad Burrington, Judith McClain, Howard Grosser, Logan Potti, PJ Eames, Mark Auriema, Peter Shoemaker, Suzanne Wooten, Joyce Dann, Bobbi Dagger, Ned Macksoud, Dolores Gilbert, & Mimi Mehaffey.

**Staff present:** Molly Maxham, & Emily Collins.

**Administrative Tasks:**

Call to Order: Wade Treadway called the meeting to order at 6:30 PM.

Adjustments to Agenda: None

**Public Hearings:**

The Town Development Review Board received testimony on the following proposed developments.

**T-0003-26: Donald Connelly**

Wade Treadway reviewed the conditional use criteria with the applicant Donald Connelly for his short-term rental proposal at 418 Fletcher Hill Road. Donald Connelly stated he would have no more than 6 people in his home, which was included in his rulebook. He mentioned that Lisa Barton would manage the Airbnb for him and provide housekeeping services.

When questioned about nearby neighbors, Donald Connelly stated that he has neighbors on both sides of his 6.7-acre property, which is mostly wooded with lawn in the front and back of the house. He confirmed that traffic on the roads in the vicinity is very light, and even if all 6 guests brought their own cars (which he thought was unlikely), there would be minimal impact.

Donald Connelly stated he has his own well and uses Green Mountain Power for electricity and Dead River for propane. He confirmed he recycles and has regular trash pickup on Wednesdays, which would be included in a binder with instructions for guests. He had no plans to change lighting or add signage and would only advertise on Airbnb.

*Alan Willard made a motion to close testimony. Fred Hunt seconded the motion. The motion passed unanimously.*

**T-0004-26: Scott Schwartz & Ashley Losier Schwartz**

Scott Schwartz presented his application to construct a 15' x 20' deck at 2115 East Woodstock Road. Scott Schwartz explained that the deck would be on the rear side of the house facing the Ottawaquechee River, approximately three-quarters of a mile from the Taftsville Bridge. The deck would be constructed on a flat area with no additional grading required and would be installed on piers by a local carpenter from Springfield.

Scott Schwartz noted that the property is well separated from neighboring properties, with the neighbor to the east about a mile and a half away and neighbors to the west about a thousand feet away. The deck construction would be in the center of the property, far from property lines.

Kimberly French inquired about flooding concerns, noting that the property is near the Ottawaquechee River. Scott Schwartz confirmed that flooding had never reached their home, as the flow and erosion of the river primarily affect the opposite bank. He added that the deck would be raised with about 12 inches of gravel underneath to provide extra absorption in case of extreme flooding events.

Scott Schwartz mentioned that they would have string lighting and lighting underneath the balcony, replacing lighting that was previously there before a balcony collapsed. He also noted they would be enhancing the existing fence for the safety of their dog and child.

*Fred Hunt made a motion to close testimony. Alan Willard seconded the motion. The motion passed unanimously.*

**T-0010-26: Bruce Grosbety, Woodstock Resort Corp**

Jenevra Wetmore, Executive Director at Woodstock, and Matt Murawski from Ripple Natural Resources presented the application to stabilize approximately 230' of Barnard Brook streambank at 151 Old River Road.

Jenevra Wetmore explained that the bank has been eroding badly since Hurricane Irene, with significant damage occurring in 2023 when the bank lost about 10 feet. She expressed concern about the erosion's proximity to a curve where the road crosses a bridge and noted that their community garden is located at the site.

Matt Murawski, a water resource engineer, described the technical aspects of the proposed stabilization method. Instead of traditional stone riprap, they would use a "softer approach" utilizing tree root wads (trees harvested with roots intact) placed into the channel with the roots facing the river. The stream bank would be reconstructed on top of these logs using "soil lifts" wrapped in heavy-duty coir fabrics, creating a stepped bank structure. Native vegetation would be planted between and on these soil lifts, with additional trees at the top.

Matt Murawski explained that this method was successfully implemented at a similar project in Plymouth about 25 miles away, which had withstood major floods since construction. He noted that this method creates better fish habitat than traditional rock armoring and allows natural vegetation to be established.

Board members inquired about the permitting process. Matt Murawski confirmed that the project requires a stream alteration permit from the Vermont Agency of Natural Resources and approval from the US Army Corps of Engineers, both of which were in process. The project also required cultural resource review by archaeologists, which was underway through UVM's archaeology department.

When asked about the timeline, Matt Murawski stated they planned to put the project out to bid but were likely to construct it the following year due to time constraints.

*Alan Willard made a motion to close testimony. Fred Hunt seconded the motion. The motion passed unanimously.*

#### **AP-T-0007-26: Brad Burrington**

Brad Burrington presented his appeal of an administrative decision dated July 18, 2025, regarding permit T3736-06 at 442 East Woodstock Road. Brad Burrington clarified that he was representing himself and his LLC, not the condominium association, though he has served as president of the association for 12-13 of the past 15 years.

Brad Burrington explained that his appeal contested a letter stating that the town cannot regulate business hours for the restaurant at Gallery Place. He argued that this was not fundamentally an hours of operation issue but a parking issue. He referenced section 522.H.3 of the town regulations, which requires that in off-street parking for mixed-use buildings, the sum of parking spaces needed for each use must be provided.

Brad Burrington explained that when the restaurant (now Worthy Kitchen) applied for its permit in 2006, it specified it planned to operate during nights and weekends when other businesses in the building were not in operation. He emphasized that he believed this was a critical aspect of the permit approval, as there are only 53 actual parking spaces (by his calculation) while the restaurant alone requires 52 spaces according to regulations.

Brad Burrington also referenced his own 2010 permit, where the restaurant's evening-only hours were again cited as a key factor in ensuring adequate parking for his veterinary hospital. He presented a breakdown of required parking spaces for each unit in the building, noting that the total required spaces (87 by his calculation) far exceeds the 53 available spaces.

Board members expressed confusion about some aspects of Brad Burrington's calculations and arguments, and Wade Treadway suggested they needed more time to review the materials and consult with Stephanie (the Zoning Administrator).

Logan Potti, a resident of the condo building, testified that he and his wife plan their schedule around the restaurant's operating hours and sometimes don't leave during weekends because they know parking will be unavailable when they return. He noted that restaurant patrons regularly park in fire lanes and on neighboring properties.

*Kimberly French made a motion to continue the application. Alan Willard seconded the motion. The motion passed unanimously.*

## **T-0009-26: Judith McClain & Howard Grosser**

Judith McClain presented her application to establish a home enterprise in the existing barn at 170 Grove Hill Road to host yoga classes up to twice per week and up to six yoga retreats per year.

Judith McClain explained that she has taught yoga and meditation for 27 years and previously operated a brick-and-mortar yoga school in Rhode Island which she closed in 2018. She emphasized that she was semi-retired and had "no ambition to run a full-time yoga school" or host large groups. She requested permission to teach private lessons once or twice a week for 1-2 people at a time, and to hold up to six retreats a year with up to 9 students at a time. The retreats would occur over long weekends (three nights).

Judith McClain described their 44-acre property, noting ample parking on the barn side and no neighbors within view or shouting distance of the barn. She stated that Grove Hill Road is a dead-end street, and their property is located near the beginning of the street close to Carlton Hill Road.

Wade Treadway expressed concern about the scale of the proposal, particularly regarding overnight guests. He noted that the home enterprise zoning was originally intended for people working from home or utilizing ancillary structures for business purposes, not for accommodating overnight guests. He questioned whether this use aligned with the original intent of the home enterprise regulations.

Howard Grosser, Judith McClain's husband, clarified that the property has its own septic system for the barn approved by the State Environmental office, a generator, and solar panels. He noted that they had consulted with Fire Chief David Green, who recommended they speak with the state fire marshal after the hearing if approved.

Several neighbors spoke both in support and opposition to the proposal:

In opposition:

- Mark Auriema argued that the proposal goes against preserving the rural character of Woodstock and expressed concern about "mission creep" based on his experience with another yoga studio.
- Peter Shoemaker raised concerns about traffic on Carlton Hill Road, particularly during winter and mud seasons, and argued that the proposal constituted "rural sprawl."
- Ned Macksoud, a longtime resident, disputed Judith McClain's claim about existing businesses on the road and noted that the property was previously part of Vermont Land Trust lands with strict development limitations. He expressed concern about property devaluation and increased traffic.
- Bobbi Dagger emphasized the peaceful nature of Grove Hill Road and cited zoning regulations protecting the "rural residential environment from the loss of peace, quiet, and privacy."

- Suzanne Wooten, who identified herself as one of the oldest residents of the area, questioned whether yoga studios fall under permitted home enterprises according to Section 516.A of the zoning regulations.

In support:

- Leslie Leslie argued that family gatherings would generate similar traffic and that yoga practitioners would not disrupt the neighborhood.
- Jacques Leslie stated he had not noticed any disruption to the rural character from the McClains' activities and did not believe the proposal would negatively impact the area.

Judith McClain clarified that she could host friends for yoga without charging, but was going through proper channels for permission to conduct limited business activities. She also noted that she would never exceed the limitations she proposed.

*Fred Hunt made a motion to close testimony. Alan Willard seconded the motion. The motion passed unanimously.*

### **Approval of Minutes**

*Kimberly French moved to approve the minutes of the July 23, 2025, meeting as presented. Fred Hunt seconded. The motion passed unanimously.*

### **Deliberations**

The board entered closed deliberations.

**Other Business:** None

### **Adjournment**

The meeting adjourned at 9:38pm.