

Town of Woodstock
Selectboard Meeting
June 2nd, 2026
8:30 AM
Town Hall & Zoom
Agenda

A. Call to order

B. Additions and Deletions to the Agenda

C. Citizen Comments – Three-minute maximum limit per resident

D. Votes

1. Sewer Abatement - 213 Butternut Lane
2. Sewer Abatement – Billings Farm
3. Sewer Abatement - 2 Moore Place
4. Sewer Abatement – 23 The Green
5. Sewer Abatement - 20 Heritage Cottage Way
6. Sewer Abatement – 27 Slayton Terrace
7. Sewer and Water Abatement - 4 The Green
8. Sewer and Abatement-542 West Woodstock Road
9. Sewer & Water Abatement- 31 Elm Street
10. Sewer and Water Abatement – 6 & 8 River St
11. Sewer and Water Abatement- Ranch Camp
12. 458 Woodstock Road - Request for water connection deferral
13. Request to Harvest Trees along Town's Right of Way
14. Village Conservancy Process

Liquor Licenses

Oakes & Evelyn, LLC- 1st, 3rd

E. Discussion

1. Vondell-Cobb Update
2. Selectboard Rules and Procedures for Meetings
3. Summer Meeting Schedule
4. Homestead Filing Penalty
5. AARP Grant Agreement
6. Noise Ordinance for the Town
7. Change of Sewer Listing after Parcels Sold

F. Potential Executive Session

1. 1 V.S.A. § 313(a)(2) To discuss the possibility of the Town negotiating or securing real estate or lease options

G. Approval of Minutes

05.26.26

H. Adjournment

Zoom

The link to join us is

<https://us02web.zoom.us/j/84782406503?pwd=UXAzWnJxaEE0MzJaMIBKeHJPUjB6QT09>

or from zoom.us you can enter these details to join the meeting

Meeting ID: 847-8240-6503

Password: 247624

You can also download the Zoom app on your smartphone

Copy of email sent May 18, 2026

From: David Sleeper <daviddeveausleeper@gmail.com>

Subject: Sleeper Sewer Abatement

Date: May 18, 2026 at 11:36:41 AM EDT

To: rdensmore@townofwoodstock.org

Regarding Town Utility Bill / account: 05.03.14

Hello Robert:

Thank you for talking with me this morning about our sewer bill.

My wife, Cronin, and I moved to our home at 213 Butternut Lane, Taftsville, on October 1, 2023. We are a couple, with only two people in residence. The previous owners, Reid and Audrey Richardson, had four people in residence.

Please petition to have our wastewater bill abated to show us as a couple/double occupancy.

Thank you.

David Sleeper

David Sleeper
P.O. Box 507
213 Butternut Lane
Taftsville, VT 05073
860-501-0039 (cell)

Fw: Sleeper Sewer Abatement

From Robert Densmore <rdensmore@townofwoodstock.org>
Date Mon 5/18/2026 12:16 PM
To Kitty Mears Koar <kmearskoar@townofwoodstock.org>

From: David Sleeper <daviddeveausleeper@gmail.com>
Sent: Monday, May 18, 2026 12:12 PM
To: Robert Densmore <rdensmore@townofwoodstock.org>
Subject: Sleeper Sewer Abatement

Attention: Robert Densmore
Regarding Town Utility Bill / account: 05.03.14

Hello Robert:

Thank you for talking with me this morning about our sewer bill.

My wife, Cronin, and I moved to our home at 213 Butternut Lane, Taftsville, on October 1, 2023. We are a couple, with only two people in residence. The previous owners, Reid and Audrey Richardson, had four people in residence.

Please petition to have our wastewater bill abated to show us as a couple/double occupancy.

Thank you.

David Sleeper

David Sleeper
P.O. Box 507
213 Butternut Lane
Taftsville, VT 05073
860-501-0039 (cell)

Fw: Request for Abatement on Accounts 21.51.02-00A & 21.51.02-000

From Robert Densmore <rdensmore@townofwoodstock.org>

Date Thu 5/7/2026 3:02 PM

To Eric Duffy <eduffy@townofwoodstock.org>

Cc Kitty Mears Koar <kmearskoar@townofwoodstock.org>

another utility abatement request

From: Mark Langlois <mlanglois@billingsfarm.org>

Sent: Friday, May 1, 2026 3:33 PM

To: Robert Densmore <rdensmore@townofwoodstock.org>

Cc: David Simmons <dsimmons@billingsfarm.org>

Subject: Request for Abatement on Accounts 21.51.02-00A & 21.51.02-000

Robert,

We have reviewed the bills for Accounts 21.51.02-00A & 21.51.02-000 and have received subsequent information from the Town as follows:

Account 21.51.02-00A was recorded with the Town as "Yeatts House" at one point we had a Farm Manager with the last name of Yeatts and the home he resided in was 180 Old River Road.

This home has its own septic system and does not send sewer to the Sewer Dept. The water for this house is charged on account #04.03.24.

The Second account 21.51.02-000 was noted in the Town records as "Lord house" . We had a Farm Manager at one time by the name of Lord, who resided in what is now the 1890 Farm Managers House, which has both water and sewer usage charged on 21.51.02-003.

We have reconciled our sewer connections to the bills provided and all of sewer bills are accounted for with the exception of these two accounts in question.

The Woodstock Foundation Inc. respectively requests that the Town of Woodstock Board of Abatement/Selectboard abate the charges on these two accounts in the amount of \$1,841.39 on Account 21.51.02-000 and \$1,279.03 on Account 21.51.02-00A for the reasons stated above.

Thank you,

Mark

Mark S. Langlois, CPA, CGMA
Director of Finance & Administration
Billings Farm & Museum

PO Box 489 | Woodstock, VT 05091

802.457.5312 (direct)

[Donate](#) | [Join](#) | [Volunteer](#)



Outlook

Fw: Sewage bill abatement request 2 Moore place

From Robert Densmore <rdensmore@townofwoodstock.org>

Date Fri 5/1/2026 1:03 PM

To Eric Duffy <eduffy@townofwoodstock.org>; Kitty Mears Koar <kmearskoar@townofwoodstock.org>

another abatement request

From: Nelson Hitchcock <nelsonbhitchcock@gmail.com>

Sent: Friday, May 1, 2026 1:02 PM

To: Robert Densmore <rdensmore@townofwoodstock.org>

Subject: Sewage bill abatement request 2 Moore place

Dear Robert,

I wanted to follow up with you per our recent conversation at the town hall

As I mentioned to you, my elderly mother **Constance Hitchcock** who lives alone in her home at **2 Moore Place** only started using the town sewer system as of November 14th 2025. Previously she had a septic tank that stopped functioning which prompted her to get hooked to the town sewer system.

Since the recent sewer bill is based on 9 months of water consumption she is asking in this special circumstance that her sewer bill be based on 3.5 months (Nov 14th - February 28th) which represents her period of usage.

If you could please bring this up at the next trustees meeting with an abatement request on her sewage bill, it would be greatly appreciated.

Thank you very much.

Have a good weekend. Sincerely, Nelson Hitchcock

Sewer Abatement
23 The Green
Andrew Heyward

In the selectboard meeting on May 5, 2026, it was determined that we would abate a portion of the water bill for 23 The Green. The basis of this abatement was bookkeeper error during Aqueduct ownership.

Sewer bills are based off of water use. So, the sewer portion of the bill is still being calculated based off of the original water bill.

We request that you abate the sewer portion of the utility bill for 23 The Green in line with the abatement granted on the water portion of the bill.

The water usage was abated to a usage of 4,988 cu ft.

EXAMPLE C

WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

April 23, 2026
Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

ANDREW HEYWARD
23 THE GREEN
WOODSTOCK VT 05091

Account: 23.52.18

Location: THE GREEN

=====

Description	Units	Rate	Amount
Current Reading	Previous Reading	Total Consumption	
236,442	211,455	24,987	
Sewer Usage charge	21237.00	0.160400	3406.41
Sewer Usage charge	3750.00	0.160400	601.50
Water Usage Charge	24087.00	0.071569	1723.91
Water Usage Charge	900.00	0.300000	270.00

Due Date ==>	06/11/26	Total Due ==>	6001.82
			=====

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

Interest is calculated on past due balances at a rate of
1% monthly the first 3 months and 1.5% monthly thereafter.

Penalty is calculated on past due balances at a rate of
8% the day after the due date of the final fiscal year billing.

PLEASE FIND THE CONSUMER CONFIDENCE REPORT AT:
townofwoodstock.org/2025/06/consumer-confidence-report-ccr/

Sewer Abatement
20 Heritage Condos Way
Woodstock Heritage Association

An administrative error occurred, Woodstock Heritage Association was double billed for sewer. We are hoping to have the duplicate sewer charges abated.

At Woodstock Heritage Association, the condo owners are responsible for paying sewer individually. Each owner has their own account and pays for sewer use independently.

The Association is responsible for paying water only. They hold three accounts, one for each water meter.

In the most recent round of billing, sewer was added to the three accounts held by the Association. The owners have already been charged for the sewer, thus the charge to the Association is a duplicate.

Our recommendation is to abate the sewer charged to Woodstock Heritage Association. The parcel IDs and sewer amounts to abate are listed below:

31.01.27-001: \$601.50

31.01.27-002: \$601.50

31.01.27-003: \$1,443.60

WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

May 15, 2026
Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

WOODSTOCK HERITAGE ASSOC., C/O PARK PLACE MANAG
20 FARRELL ST #102
UNITS 31, 32 & 33
SOUTH BURLINGTON VT 05403

Account: 31.01.27-003

Location: 20 HERITAGE CONDOS WAY

```
=====
Description                               Units   Rate      Amount
-----
Current Reading  Previous Reading  Total Consumption
      21,900           21,000           900
Sewer Usage charge           5250.00   0.160400   842.10
Sewer Usage charge           3750.00   0.160400   601.50
Pipe Size 1 Inch              1.00    32.670000    32.67
Water Usage Charge           6300.00   0.071569   450.89
Water Usage Charge           2700.00   0.300000   810.00
-----
Due Date ==> 06/11/26                Total Due ==> 2737.16
=====
```

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

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1% monthly the first 3 months and 1.5% monthly thereafter.

Penalty is calculated on past due balances at a rate of
8% the day after the due date of the final fiscal year billing.

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WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

May 15, 2026
Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

WOODSTOCK HERITAGE ASSOC., C/O PARK PLACE MANAG
20 FARRELL ST #102
UNITS 25, 26 & 27
SOUTH BURLINGTON VT 05403

Account: 31.01.27-001 Location: 20 HERITAGE CONDOS WAY

```
=====
Description                               Units   Rate           Amount
-----
Current Reading    Previous Reading    Total Consumption
      1,910                1,910                0
Sewer Usage charge                0.00 4499.821500        601.50
Pipe Size 1 Inch                   1.00  32.670000         32.67
Water Usage Charge                0.00 6059.610000        810.00
-----
Due Date ==>> 06/11/26                Total Due ==>>        1444.17
=====
```

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

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1% monthly the first 3 months and 1.5% monthly thereafter.

Penalty is calculated on past due balances at a rate of
8% the day after the due date of the final fiscal year billing.

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WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

May 15, 2026

Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

WOODSTOCK HERITAGE ASSOC., C/O PARK PLACE MANAG
20 FARRELL ST #102
UNITS 28, 29 & 30
SOUTH BURLINGTON VT 05403

Account: 31.01.27-002

Location: 20 HERITAGE CONDOS WAY

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=====
Description                               Units   Rate           Amount
-----
Current Reading  Previous Reading  Total Consumption
      19,200           18,900             300
Sewer Usage charge                3000.00   0.200499       601.50
Pipe Size 1 Inch                   1.00   32.670000       32.67
Water Usage Charge                 300.00   0.071569       21.47
Water Usage Charge                2700.00   0.300000       810.00
-----
Due Date ==> 06/11/26                    Total Due ==>       1465.64
=====
```

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

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1% monthly the first 3 months and 1.5% monthly thereafter.

Penalty is calculated on past due balances at a rate of
8% the day after the due date of the final fiscal year billing.

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Sewer Abatement
27 Slayton Terrace
Jonathan Hussey

In the selectboard meeting on May 5, 2026, it was determined that we would abate a portion of the water bill for 27 Slayton Terrace. The basis of this abatement was bookkeeper error during Aqueduct ownership.

Sewer bills are based off of water use. So, the sewer portion of the bill is still being calculated based off of the original water bill.

We request that you abate the sewer portion of the utility bill for 27 Slayton Terrace in line with the abatement granted on the water portion of the bill.

The water usage was abated to a usage of 4,700 cu ft.

WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

May 15, 2026
Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

JONATHAN HUSSEY
27 SLAYTON TERRACE
WOODSTOCK VT 05091

Account: 21.52.46

Location: SLAYTON TERRACE

=====
Description Units Rate Amount

Current Reading Previous Reading Total Consumption
242,800 218,100 24,700
Sewer Usage charge 20950.00 0.160400 3360.38
Sewer Usage charge 3750.00 0.160400 601.50
Water Usage Charge 4700 ~~23800-00~~ 0.071569 1703.37
Water Usage Charge 900.00 0.300000 270.00

Due Date ==> 06/11/26 Total Due ==> 5935.25
=====

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

Interest is calculated on past due balances at a rate of
1% monthly the first 3 months and 1.5% monthly thereafter.

Penalty is calculated on past due balances at a rate of
8% the day after the due date of the final fiscal year billing.

PLEASE FIND THE CONSUMER CONFIDENCE REPORT AT:
townofwoodstock.org/2025/06/consumer-confidence-report-ccr/



Outlook

Fw: 4 The Green Water Connections-Eva Douzinas

From Robert Densmore <rdensmore@townofwoodstock.org>

Date Thu 5/7/2026 3:01 PM

To Eric Duffy <eduffy@townofwoodstock.org>

Cc Kitty Mears Koar <kmearskoar@townofwoodstock.org>

item for abatement for 5/28 meeting

From: Thomas List II <tomlistvt@gmail.com>

Sent: Thursday, May 7, 2026 2:27 PM

To: Robert Densmore <rdensmore@townofwoodstock.org>

Subject: 4 The Green Water Connections-Eva Douzinas

Robert

Thank you for your assistance with the water bill issues with 4 The Green and Farmer & The Bell. As we discussed, Eva Douzinas, owner of 4 The Green would like to reduce the number of water connections for billing purposes. Currently there are five connections and we are requesting an adjustment to one connection. Since owning the building, Eva has paid the water/sewer and we believe that the previous owner, the Novellos, also paid the water/sewer. Tenants were not charged. Going forward, Eva plans to continue to pay the water/sewer and will not be charging tenants, eliminating the need for multiple connections.

We feel it is reasonable to request a change to one connection which will then result in a fair charge for water usage based on the use of the building. Please let me know if you have any questions or concerns and how I can follow up with this request.

The water meter number for Frost Mills is 93671794. (Picture attached)

Thanks

Tom

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Utility Abatement

542 West Woodstock Rd

Steve & Lynda Fulkerson

The Fulkerson's property is comprised of two buildings. One is the main house in which the they live, the other is a building with three rental units. The entire property is serviced by one water meter, this meter is charged on the bill associated with the main house (account #30.22.06). That account should be charged for metered sewer use, as well. In addition, each of the three rental units gets charged an individual sewer connection fee. All three units have a single occupant.

There are a few issues with their utility bills that will need to be addressed.

①

First:

Account #30.22.06-002 is being charged "Sewer Double". However, there is a single tenant occupying the residence. We ask to have this property abated and rebilled as "Single Sewer".

②

Second:

Account #30.22.06-001 has been set up to reflect an individual water meter and has been billed as such. This is incorrect, as there is no water meter for this unit. Water is charged on a different account. We ask to have the water meter removed from this account.

③

Third:

Account #30.22.06, is the account for the main house. It reflects the one water meter that serves the entire property. Accordingly, it should also be charged for metered sewer use. However, it has been charged a single sewer flat rate. We ask to have the single sewer rate removed and replaced with a metered sewer use charge.

①

WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

May 19, 2026

Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

FULKERSON STEPHEN A & LYNDA H
542 W WOODSTOCK RD
WOODSTOCK VT 05091

Account: 30.22.06-002 Location: WEST WOODSTOCK ROAD

Description	Units	Rate	Amount
Sewer-Double SHOULD BE SEWER SINGLE	1.00	902.250000	902.25
Due Date ==>	06/11/26	Total Due ==>	902.25

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

Interest is calculated on past due balances at a rate of 1% monthly the first 3 months and 1.5% monthly thereafter.

Penalty is calculated on past due balances at a rate of 8% the day after the due date of the final fiscal year billing.

PLEASE FIND THE CONSUMER CONFIDENCE REPORT AT:
townofwoodstock.org/2025/06/consumer-confidence-report-ccr/

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WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

May 19, 2026

Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

FULKERSON STEPHEN A & LYNDA H
542 W WOODSTOCK RD
WOODSTOCK VT 05091

Account: 30.22.06-001

Location: WEST WOODSTOCK ROAD

Description	Units	Rate	Amount
Single Sewer	1.00	601.500000	601.50
Current Reading	Previous Reading	Total Consumption	
342,500	334,800	7,700	
Water Usage Charge	6800.00	0.071569	486.68
Water Usage Charge	900.00	0.300000	270.00
Sewer CashRcpt			-601.50
Water CashRcpt			-756.68
Due Date ==>	06/11/26	Total Due ==>	0.00

- SHOULD NOT BE CHARGED WATER
- WATER USE CHARGED ON DIFFERENT ACCOUNT

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

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WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

May 19, 2026

Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

FULKERSON, STEVE & LYNDA
542 W WOODSTOCK RD
WOODSTOCK VT 05091

Account: 30.22.06

Location: WEST WOODSTOCK ROAD

Description	Units	Rate	Amount
Single Sewer	1.00	601.500000	601.50
Current Reading	Previous Reading	Total Consumption	
334,800	334,800	0	
Water Usage Charge	0.00	8079.480000	1080.00
Sewer CashRcpt			-601.50
Water CashRcpt			-1080.00
Due Date ==>	06/11/26	Total Due ==>	0.00

SHOULD BE CHARGED FOR METERED SEWER USE, NOT SINGLE SEWER

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

Interest is calculated on past due balances at a rate of 1% monthly the first 3 months and 1.5% monthly thereafter.

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townofwoodstock.org/2025/06/consumer-confidence-report-ccr/

Utility Abatement

31 Elm St

Larry Zeitlin

An error in the Aqueducts records has led to an extraordinarily high utility bill. As this is a clear and obvious bookkeeper error, it is our recommendation that an adjustment is made to Larry Zeitlin's utility bill as he should not be penalized for clerical oversight.

Example A shows the actual readings from the water meter. The word "card" in the second column indicates that the water department could not read the meter, so they left a card for Larry. Larry was diligent at filling out the cards and returning them, we know this because the amount he reported on the blue cards can be seen in the third column. However, the Aqueduct had not been as diligent at charging according to the cards. The last time that the Aqueduct billed correctly was in Oct 2024, when they billed based on the 312,685 reading. Ever since, they have been charging only minimums.

Example B shows the current utility bill for this property. The "previous reading" column shows 313,286 which is consistent with the Oct 2024 reading plus a few minimum charges. Which supports the assertion above.

The Aqueduct was not billing according to the blue cards, but it was recording them in the books. In reviewing example A, the most recent blue card that the Aqueduct received was in April 2025. It recorded a reading of 321,788.

Larry has paid the amounts that he has been billed, it is not his fault that he was billed incorrectly. So, he should not be penalized for the bookkeeping error. It is my suggestion that we honor the blue cards that Larry completed. In doing so, we would adjust the last reading to 321,788, leaving the current reading of 340,421. Charging Larry the accurate usage amount of 18,633.

DATE	READING	CARD	COMMENT
1/22	279800		
4/22	286400		
7/22	290700		
10/23	295700		
1/23	Card		298751
10/23	Card	301347	
1/24	Card	304524	
4/24	Card	304897	
7/24	Card	312685	
10/24	Card	317399	meter 1/2
1/25	Card	321788	meter 1/2
4/25	NR		
6/25	NR		
2/26	3210421	need	REP

METER INFO: 37803220

NAME

ST.

OUTSIDE READER BACK FLOW

20.00.25

Meter removed

METER LOCATION:
Left front
LARRY ZEITLIN
31 ELM ST,
WOODSTOCK, VT

ACCOUNT NUMBER 10-00270003

EXAMPLE A

EXAMPLE B

WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

May 15, 2026
Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

LARRY ZEITLIN
31 ELM STREET
WOODSTOCK VT 05091

Account: 20.52.25

Location: ELM STREET

Description	Units	Rate	Amount
Current Reading	Previous Reading	Total Consumption	
340,421	313,286	27,135	
Sewer Usage charge	23385.00	0.160400	3750.95
Sewer Usage charge	3750.00	0.160400	601.50
Water Usage Charge	26235.00	0.071569	1877.64
Water Usage Charge	900.00	0.300000	270.00
Due Date ==>	06/11/26	Total Due ==>	6500.09

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

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townofwoodstock.org/2025/06/consumer-confidence-report-ccr/

To: Robert Densmore
Email: rdensmore@townofwoodstock.org
Woodstock Water and Sewer Department

From: Suzanne and Doug Laufer (512-784-8873)
6 and 8 River Street

I am requesting Woodstock Utility and appropriate city representatives review the facts below and revise the water and sewer invoice for Billing Period 6/27/2025 through 2/28/2026 (Invoice date April 9, 2026) to allow for 50% of the city water usage associated with Utility Bill Account 20.52.08 be allocated to the Utility Bill associated with Account 20.52.08-00A. This would be a permanent percentage allocation of city water to be calculated with all future Utility Bills associated with the 2 sewer connections on the property. This adjustment would result in the reduction in the Utility Bill 20.52.08 by \$593.64.

Facts:

6 and 8 River Street are owned by us and we rent out 2 apartments on the property to local residents. We receive two water and sewer invoices because of the property plumbing. The Apartments (6 River Street) has a sewer line associated with the two apartments, Account 20.52.08-00A. It receives city water from our home on 8 River Street through the meter associated with Account 20.52.08. There is a single water meter at 8 River Street that supplies water to the Apartments and our home.

Account 20.52.08-00A

Associated with 6 River Street

There is a minimum sewer fee of \$601.50 with no city water associated with the Utility Bill Invoice.

Account 20.52.08

Associated with 8 River Street

There are two sewer charges, a minimum of 3750 cubic feet of water associated with the sewer fee of \$601.50 and additional charge of \$593.64 for 3700.99 cubic feet for city water over the associated sewer hook-up allocation.

Robert, please add the 2 Utility Bills to the note.

Thank you

Doug Laufer

WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

May 11, 2026

Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

LAUFER SUZANNE & DOUGLAS, GREG JOHNSON
6 RIVER STREET
APT B
WOODSTOCK VT 05091

Account: 20.52.08

Location: RIVER STREET

Description	Units	Rate	Amount
Current Reading	Previous Reading	Total Consumption	
37,283	29,832	7,451	
Sewer Usage charge	3700.99	0.160400	593.64
Sewer Usage charge	3750.00	0.160400	601.50
Water Usage Charge	6550.99	0.071569	468.86
Water Usage Charge	900.00	0.300000	270.00
Due Date ==>	06/11/26	Total Due ==>	1934.00

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

Interest is calculated on past due balances at a rate of
1% monthly the first 3 months and 1.5% monthly thereafter.

Penalty is calculated on past due balances at a rate of
8% the day after the due date of the final fiscal year billing.

PLEASE FIND THE CONSUMER CONFIDENCE REPORT AT:
townofwoodstock.org/2025/06/consumer-confidence-report-ccr/

WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

May 11, 2026

Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

LAUFER DOUGLAS R & SUZANNE C
3712 STEVENSON AVE
AUSTIN TX 78703

Account: 20.52.08-00A Location: RIVER STREET

```
=====
Description                               Units   Rate           Amount
-----
Single Sewer                             1.00   601.500000     601.50
-----
Due Date ==> 06/11/26                    Total Due ==> 601.50
=====
```

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

Interest is calculated on past due balances at a rate of
1% monthly the first 3 months and 1.5% monthly thereafter.

Penalty is calculated on past due balances at a rate of
8% the day after the due date of the final fiscal year billing.

PLEASE FIND THE CONSUMER CONFIDENCE REPORT AT:
townofwoodstock.org/2025/06/consumer-confidence-report-ccr/

WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

May 11, 2026

Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

LAUFER DOUGLAS R & SUZANNE C
3712 STEVENSON AVE
AUSTIN TX 78703

Account: 20.52.08-00A Location: RIVER STREET

```
=====
Description                               Units   Rate           Amount
-----
Single Sewer                               1.00   601.500000     601.50
Due Date ==> 06/11/26                    Total Due ==>     601.50
=====
```

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

Interest is calculated on past due balances at a rate of
1% monthly the first 3 months and 1.5% monthly thereafter.

Penalty is calculated on past due balances at a rate of
8% the day after the due date of the final fiscal year billing.

PLEASE FIND THE CONSUMER CONFIDENCE REPORT AT:
townofwoodstock.org/2025/06/consumer-confidence-report-ccr/

WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

April 9, 2026

Billing Period
June 27, 2025
February 28, 2026

WOODSTOCK TOWN UTILITY BILL

431 WOODSTOCK RD PARTNERS LLC
431 EAST WOODSTOCK RD
WOODSTOCK VT 05091

Account: 21.51.40-001 Location: EAST WOODSTOCK ROAD

Description	Units	Rate	Amount
Current Reading	Previous Reading	Total Consumption	
392,670	326,977	65,693	
Sewer Usage charge	61942.99	0.160400	9935.66
Sewer Usage charge	3750.00	0.160400	601.50
Water Usage Charge	64792.99	0.071569	4637.24
Water Usage Charge	900.00	0.300000	270.00
Due Date ==>	06/11/26	Total Due ==>	15444.40

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 3,750 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.

Interest is calculated on past due balances at a rate of
1% monthly the first 3 months and 1.5% monthly thereafter.

Penalty is calculated on past due balances at a rate of
8% the day after the due date of the final fiscal year billing.

PLEASE FIND THE CONSUMER CONFIDENCE REPORT AT:
townofwoodstock.org/2025/06/consumer-confidence-report-ccr/

BRAD M. RUDERMAN & ASSOCIATES, INC.

CIVIL ENGINEERS – LAND SURVEYORS
28 U.S. ROUTE 5 NORTH
WINDSOR, VERMONT 05089
EMAIL: RUDERMAN1@AOL.COM
TELEPHONE: (802) 674-4248

May 15, 2026

Eric Duffy
Municipal Manager
Town of Woodstock
P.O. Box 488
Woodstock, VT 05091

**Re: The Max Comins Foundation
#458 Woodstock Road, Woodstock, VT
Onsite Drilled Well Water Supply**

Dear Mr. Duffy:

The Max Comins Foundation is proposing a project which includes the construction of a theater complex with a performing arts center, community cultural hub, plus other amenities on a 4.57-acre parcel located at #458 Woodstock Road in Woodstock.

While presently vacant land, this property historically contained four buildings that included a car dealership, a restaurant, a day care center, an indoor swimming pool, a dry cleaner, and a storage building. Minus the storage building, all other buildings were originally served by an onsite drilled well water supply; said well was abandoned several years ago.

Our new project will require an extensive water supply system, which includes volumes for both the potable supply plus fire protection. In an ideal scenario, and in accordance with the Municipal Water Use Ordinance, we would connect directly to the municipal water system in order to satisfy the project's water demand.

However, it is our understanding that at the present time, the town of Woodstock is not allowing or permitting new connections onto the municipal water system. This is apparently due to the system not having adequate pressures and/or flow rates.

Therefore, per Section 3 of the ordinance, we are requesting a deferral of this requirement due to the hardship created by not be able to connect to the municipal supply. Instead, we propose drilling a new onsite well (or wells) plus providing onsite storage (either above or below ground) in order to adequately supply water to our project.

Please let us know your thoughts on the above; we are happy to meet with you and/or the town's Selectboard to discuss our request if necessary.

Sincerely,

Brad M. Ruderman

(Electronically signed by Brad M. Ruderman, P.E., L.S.)

cc: Charlie Rattigan, Project Director

May 20, 2026

Kitty Mears Koar
Administrative Coordinator for the Boards and Commissions
31 The Green
Woodstock, VT 05091

Dear Kitty Mears Koar,

I am submitting this proposal to harvest white ash along Arthur Morgan Road (class 4) through the Purdy property in South Woodstock, Vermont.

We are currently working on a timber sale on the Purdy property to satisfy his UVA management plan. The main objective for the timber sale is to harvest ash that is heavily infested with Emerald Ash Borer (EAB) while also completing silvicultural prescriptions to satisfy Current Use Standards.

Along the Arthur Morgan Road right-of-way, there are many ash that will soon succumb to EAB. I am requesting permission to harvest these trees through the right-of-way before further decline occurs which will result in a blocked road as these trees die and fall over. All tops of the harvested trees will be cleared from the road and will be no closer than 20 feet from the edges of the road when completed. Only white ash will be harvested unless residual damage occurs and/or an occasional tree needs to be harvested for safety reasons.

Please let me know if you need any additional information. The timeframe of the project would occur on approval of the request.

Thank you for your consideration.

Tucker Westenfeld
Licensed Forester & Wildlife Consultant
T & H Forestry LLC
VT #148.0122992
P.O. Box 374
Hartland, VT 05048
Mobile: (603) 667-6805



Application ID: DLL - Application - 77886
Application for: First Class Restaurant/Bar License
Category of Business: First Class

Business/ Entity Information

Business/ Entity Name: Oakes & Evelyn, LLC
Business ID: 0378589
Business Address: P.O. Box 1365,
Grantham, New Hampshire 03753
Entity Type: Limited Liability Corporation
Phone: (802) 347-9100
Management Type if LLC:
Email: justin@oakesandevelyn.com

People Information

- **Person:**
Justin Dain

Business Role: Business Principal
Email: justin@oakesandevelyn.com
Business Address:
,
,,
US Citizen?
Political Position
Phone: **Name:** Justin Dain
Office:
Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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Location/ Premises Detail

Location Name: **Do you lease this Premises:**

Oakes & Evelyn - Woodstock

Location Address:

43 Senior Lane,
Woodstock, Vermont 05091

Local Jurisdiction/ Town Clerk:

Woodstock

Health License:

Food:
Lodging:

Vermont Tax Department:

MRT-11094712-002

Education Details

Student Name:

Justin Dain

Training Completion Date:

Thu Jun 27 00:00:00 GMT 2024

Mode of Training:

DLC Online Training

Type of Training:

First Class (On Premise)

Foundational License (if applicable)

License Type:

First Class

License Number:

LP-042582

Licensee Name:

Oakes & Evelyn - Woodstock

License Status:

License Active - Renewal in Process

Licensee Address:

43 Senior Lane ,
Woodstock, Vermont 05091

License Start Date:

License End Date:

Documents Attached

Name	Document Type	Assosicated With
D-06062	Lease or proof of ownership	Oakes & Evelyn, LLC
D-06063	Federal Employee Identification #	Oakes & Evelyn, LLC
D-28110	Lease or proof of ownership	LN-034209
D-28111	Lease or proof of ownership	LN-034209
D-29224	Lease or proof of ownership	Oakes & Evelyn, LLC
D-29225	Other	Oakes & Evelyn, LLC
D-29273	Meals & Rooms Tax Certificate	LN-034209
D-29326	Health License	Oakes & Evelyn, LLC
D-29327	Lease or proof of ownership	Oakes & Evelyn, LLC
D-28110	Lease or proof of ownership	LN-034209
D-28111	Lease or proof of ownership	LN-034209
D-29273	Meals & Rooms Tax Certificate	LN-034209

Payment and Acknowledgement

Signed by:
Justin T. Dain

Date of Submission:
2026-05-21 15:56:35

Local Application Fee:
115

State of Vermont / DLL Application Fee:
115.00

State of Vermont / DLL Payment Status:

Local Control Payment Status:
false



Application ID: DLL - Application - 71857
Application for: Third Class Restaurant/Bar License
Category of Business: Third Class

Business/ Entity Information

Business/ Entity Name: 4 Mechanic, LLC
Business Address: 47 Pleasant St,
Woodstock, Vermont 05091
Phone: (802) 299-5435
Email: zilianzoe7@gmail.com

Business ID: 0394734
Entity Type: Limited Liability Corporation
Management Type if LLC:

People Information

- **Person:**
Zoe Zilian

Business Role: Business Principal
Business Address: ,
,
Phone:

Email: zilianzoe7@gmail.com
US Citizen?
Political Position
Name: Zoe Zilian
Office:
Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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- **Person:**
Alexander Sirigu

Business Role: **Email:**

Member/Manager

alex.sirigu@gmail.com

Business Address:

4 Mechanic Street,
Woodstock, Vermont, 05091

US Citizen?

Yes

Phone:

6177942926

Political Position

Name: Alexander Sirigu

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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Location/ Premises Detail

Location Name:

Au Comptoir

Do you lease this Premises:

Health License:

Food:12648

Lodging:

Location Address:

4 Mechanic St.,
Woodstock, Vermont 05091

Vermont Tax Department:

MRT-11141608-001

Local Jurisdiction/ Town Clerk:

Woodstock

Education Details

Student Name:

Alexander Sirigu

Training Completion Date:

Sun May 19 00:00:00 GMT 2024

Mode of Training:

DLC Online Training

Type of Training:

First Class (On Premise)

Foundational License (if applicable)

License Type:

Third Class

License Number:

LP-023382

Licensee Name:

Au Comptoir

License Status:

License issued-renewed application

Licensee Address:

4 Mechanic St. ,
Woodstock, Vermont 05091

License Start Date:

License End Date:

Documents Attached

Name	Document Type	Associated With
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Payment and Acknowledgement

Signed by:

Zoe Zilian

State of Vermont / DLL Application Fee:

1095.00

Date of Submission:

2026-03-09 15:47:20

State of Vermont / DLL Payment Status:

Local Application Fee:

0

Local Control Payment Status:

false

**Town of Woodstock
Selectboard Meeting
May 26th 2026
2:30PM
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Susan Ford, Cliff Johnson, Norm Frates Jr.

Staff: Eric Duffy

Public: Gay Travers, Eric Nesbitt, Byron Kelly

A. Call to order

Chair Susan Ford called the Selectboard meeting of May 26th to order at 2:30PM.

B. Additions to & deletions from posted agenda

Delete Second part of Executive Session - and receive legal advice concerning board appointments and conduct of meetings.

C. Proposed Executive Session 1 V.S.A 313

Motion: by Norm Frates Jr. to go into a Proposed Executive Session 1 V.S.A on the grounds that premature public knowledge of confidential attorney client communications made in connection with providing professional services about filling select board vacancies would place the public body at a substantial disadvantage. (2:32PM)

Seconded: by Cliff Johnson

Vote: 3-0-0, passed

Motion: by Norm Frates Jr. allow attorney James Carroll Esq. to join executive session to receive and consider confidential attorney client communications made for the purpose of providing the Selectboard with professional legal services concerning the filling of Selectboard vacancies. (2:32PM)

Seconded: by Cliff Johnson

Vote: 3-0-0, passed

Motion: by Norm Frates Jr. to exit executive Session (2:57 PM)

Seconded: by Cliff Johnson

Vote: 3-0-0, passed

D. Selectboard Seat Vacancy – Discussion

Following the return from executive session, the Chair Susan Ford summarized that Attorney James Carroll had reviewed the applicable statute, which states that the Board "shall forthwith appoint a replacement" to a vacant seat. Chair Susan Ford noted that this language was clearer and more directive than prior guidance the Board had received when a previous vacancy arose.

Chair Susan Ford expressed concern about the practical implications of leaving seats unfilled through the summer months. She further noted scheduling constraints, with Selectboard members away at various points during the summer.

Norm Frates Jr. indicated that with approximately six to seven candidates having submitted applications, the Board should proceed with an interview on May 28th. The Board also discussed the opinion letter provided by Attorney James Carroll, dated May 26, 2026. The Board agreed that, while the letter is subject to attorney-client privilege, the privilege should be waived and the letter released to the public in the interest of transparency.

Motion: by Norm Frates Jr. to waive attorney-client privilege as it relates to the opinion letter dated May 26, 2026, from Attorney James Carroll to the Selectboard (3:01 PM)

Seconded: by Cliff Johnson

Vote: 3-0-0, passed

E. Citizen's Comments

Byron Kelly addressed the Board, referencing an email he had forwarded to Board members the prior day regarding the executive session. He raised a procedural concern, arguing that the grounds cited for entering executive session under 1 V.S.A. § 313(1)(f) — that premature public knowledge would place the public body at a substantial disadvantage — were not properly met, and that in his view it was the public, not the Board, that was disadvantaged by conducting the discussion in closed session. He submitted copies of the relevant statute for the record.

Byron Kelly also noted that in April the Board had previously voted not to fill the vacant seat. He suggested that, if an interim appointment were to be made, the Board consider appointing a former elected official — citing Mary Riley or Greg Fullerton as examples — so as not to provide a competitive advantage to any current candidate seeking election in August.

F. Adjournment

Motion: by Norm Frates Jr. to adjourn the meeting (3:05 PM)

Seconded: by Cliff Johnson

Vote: 3-0-0, passed

Respectfully submitted,

Kitty Mears Koar

AOL Mail

Sent x Search your mail or the web



24/7 Help v



Byron

Home

Compose

← Back ↶ ↷ → Keep as New Move Delete Spam ...

Settings ⚙

Today on AOL

New Mail 5

Old Mail

Starred

Drafts 6

Sent

Spam

Recently Deleted

^ Less

Views Hide

Contacts

Photos

Documents

Unsubscribe

Receipts

Credits

Travel

Folders Hide

+ New Folder

Saved Mail 2

2021 NDMS Orlando

Archive

CovidResponse 62

NDMS Conf 2022

Notes

SavedIMs

Agenda May 26 Selectboard meeting

AOL/Sec ☆



Byron Kelly, Jr.

From: woodstock802@aol.com

To: Susan Ford,
cjohnson@townofwoodstock.org,
nfrates@townofwoodstock.org

Mon, May 25 at 10:31 AM ☆

Good Day,

I hope you all had a pleasant Memorial Day weekend. I wanted to write . meeting after seeing the posted agenda. As I have expressed in the pa While clearly I acknowledge there is place that executive sessions are w session does not imply that you shall. I believe open transparent govern section "C" of the agenda, the potential executive session as described Sec 313 (1)(f) applies and to stretch it would be incorrect, when consid

In addition to the above, I would recommend that Citizens comments be comments would not normally be permitted by citizens should you go int comment that could help. I also was suprised that you reduced citizen c

In closing, I realize that to go into executive session would require all thr just one of you needs to vote "nay" for the public to be included and info

Respectfully,

Byron Kelly
Woodstock



Reply, Reply All or Forward



