

Village of Woodstock
Board of Trustees
December 12th, 2024
6:30PM
Town Hall & Zoom
Agenda

- A. Call to order
- B. Additions and Deletions to posted agenda
- C. Citizen's Comment
- D. Reports

- a. Manager's Report
- b. Financial Report

- E. Votes

Village Historic Preservation Commission
Pride Permits

- F. Discussion

STR Discussion

Current permits and overall numbers

Wassail Prep

FY26 Budget

Village Meeting Prep

Dedication of Booklet

Easement for Central Street

- G. Other Business

- H. Executive Session 1 V.S.A 313

- I. Approval of Minutes

11.12.24

11.21.24

- J. Adjournment

This meeting will be held in person at the Town Hall and at the Zoom.

The link to join us by Zoom is:

<https://us02web.zoom.us/j/85879622419?pwd=Q1NZUIFKaWRPTmZURFppUGxWRU9UUT09>

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

Meeting ID: 858-7962-2419

Password: 412048

You can also download the Zoom app on your smartphone.

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WOODSTOCK TOWN General Ledger
Current Yr Pd: 6 - Budget Status Report
VILLAGE GENERAL FUND

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Robert Densmore

Account	Budget	Actual	% of Budget
2-400 REAL ESTATE TAX REVENUE			
2-4001-000 Real Estate Taxes	677,480.07	0.00	0.00%
2-4004-000 In Lieu of Taxes	700.00	0.00	0.00%
2-4005-000 Land Use/Hold Harmless	700.00	0.00	0.00%
2-4009-000 National Park Land Trust	11,500.00	0.00	0.00%
Total REAL ESTATE TAX REVENUE	690,380.07	0.00	0.00%
2-401 HIGHWAY REVENUE			
2-4017-000 Highway Rebate	0.00	0.00	0.00%
Total HIGHWAY REVENUE	0.00	0.00	0.00%
2-402 FEES & PERMITS			
2-4025-000 Use of Green	350.00	1,050.00	300.00%
2-4026-000 Curb Cuts Permits	250.00	0.00	0.00%
Total FEES & PERMITS	600.00	1,050.00	175.00%
2-404 SHORT TERM RENTAL ENFORCE			
2-4041-000 Registrations	1,200.00	1,500.00	125.00%
2-4042-000 Fines	50.00	0.00	0.00%
Total SHORT TERM RENTAL ENFORCE	1,250.00	1,500.00	120.00%
2-405 PLANNING & ZONING			
2-4051-000 Zoning Permits	45,000.00	21,118.00	46.93%
2-4052-000 Zoning Maps & Regulations	0.00	0.00	0.00%
2-4053-000 Yard Sale Permits	50.00	0.00	0.00%
Total PLANNING & ZONING	45,050.00	21,118.00	46.88%
2-406 POLICE REVENUE			
2-4061-000 Parking Fines	31,400.00	17,180.50	54.71%
2-4062-000 Parking Meter Revenue	60,000.00	17,726.33	29.54%
2-4063-000 Police Contracts	27,000.00	2,100.00	7.78%
2-4064-000 Misc Police Revenue	2,500.00	7,760.00	310.40%
2-4065-000 Moving Violations - VTTC	60,000.00	10,461.95	17.44%
2-4066-000 False Alarms	3,000.00	3,350.00	111.67%
2-4067-000 Town Services	459,486.09	0.00	0.00%
2-4068-000 Courthouse parking	9,270.00	0.00	0.00%
2-4069-000 CreditCardsPermitsParking	73,000.00	22,700.51	31.10%
Total POLICE REVENUE	725,656.09	81,279.29	11.20%
2-407 INTEREST INCOME			
2-4070-000 Donations	0.00	0.00	0.00%
2-4071-000 General Interest Income	10,000.00	5,225.75	52.26%
2-4072-000 Restricted Interest	0.00	0.00	0.00%
2-4073-000 CD Interest Income	0.00	0.00	0.00%

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2-4074-000 Parking Facil Interest	0.00	0.00	0.00%
Total INTEREST INCOME	10,000.00	5,225.75	52.26%
2-409 MISCELLANEOUS			
2-4091-000 Miscellaneous Revenue	4,000.00	16,532.50	413.31%
2-4092-000 Misc - State of Vermont	0.00	0.00	0.00%
2-4093-000 Highway State Aid	49,000.00	0.00	0.00%
2-4094-000 ARPA Grant Revenue	0.00	0.00	0.00%
2-4096-000 Sale of Equipment	0.00	0.00	0.00%
2-4097-000 Insurance Reimbursement	0.00	0.00	0.00%
2-4097-002 Other Reimbursements	0.00	0.00	0.00%
2-4098-000 Prior Year Adjustments	0.00	0.00	0.00%
Total MISCELLANEOUS	53,000.00	16,532.50	31.19%
2-41 EAST END			
2-4101-000 East End Revenue	2,800.00	1,200.00	42.86%
Total EAST END	2,800.00	1,200.00	42.86%
2-43 IRENE RECOVERY REVENUE			
Total IRENE RECOVERY REVENUE	0.00	0.00	0.00%
2-44 GRANT REVENUE			
2-4401-000 Planning Grant Revenue	0.00	0.00	0.00%
2-4402-000 Police Equip Grant Revenue	0.00	0.00	0.00%
2-4403-000 Police Vest Grant Revenue	0.00	0.00	0.00%
2-4404-000 MDT Police Grant Revenue	0.00	0.00	0.00%
2-4405-000 Highway Grant Revenue	0.00	0.00	0.00%
2-4406-000 Sidewalk Grant Revenue	0.00	0.00	0.00%
2-4407-000 Village Tree Grant Reven	0.00	0.00	0.00%
2-4408-000 NorthSt RetainWall Grant	0.00	0.00	0.00%
2-4409-000 WaterfrontPark GrantReven	0.00	0.00	0.00%
2-4410-000 Park & Ride Grant Revenue	0.00	0.00	0.00%
2-4413-000 Energy Grant Revenue	0.00	0.00	0.00%
2-4414-000 DUI Enforcement Grant Rev	15,000.00	16,353.00	109.02%
2-4415-000 SnowDumpConstr Grant Rev	0.00	0.00	0.00%
2-4416-000 Police PACIF Grant Rev	0.00	0.00	0.00%
2-4417-000 PoliceHWYSafetyGrantReven	0.00	0.00	0.00%
2-4418-000 SustainableWoodstockGrant	0.00	0.00	0.00%
2-4419-000 SafeRoutesToSchoolGrant	0.00	0.00	0.00%
2-4424-000 ByPassMitgationGrantRev	0.00	0.00	0.00%
2-4436-000 SLFRF/ARPA Village	0.00	0.00	0.00%
2-4437-000 VLTC Passive Grant	0.00	0.00	0.00%
Total GRANT REVENUE	15,000.00	16,353.00	109.02%
2-470 TRANSFERS IN			

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Account	Budget	Actual	% of Budget
2-4701-000 Transfer from Cap Reserve	0.00	0.00	0.00%
2-4701-001 Transfer(Special) from CR	0.00	0.00	0.00%
2-4702-000 Transfer from Trustee	0.00	0.00	0.00%
2-4703-000 Transfer/Endowment Fund	0.00	0.00	0.00%
2-4704-000 Transfer from Parking Fac	0.00	0.00	0.00%
2-4706-000 Transfer from CapRes Unre	0.00	0.00	0.00%
Total TRANSFERS IN	0.00	0.00	0.00%
2-480 COMMUNITY CONTRIBUTIONS			
2-4802-000 Contribution for Trees	0.00	0.00	0.00%
Total COMMUNITY CONTRIBUTIONS	0.00	0.00	0.00%
Total Revenues	1,543,736.16	144,258.54	9.34%
2-500 SPECIAL ARTICLES			
2-5001 GRANTS/CONTRIB-TRUST FUND			
2-5001-901 Audit Expense	400.00	0.00	0.00%
2-5001-902 Trustee Public Funds Wage	400.00	0.00	0.00%
2-5001-905 Ethel Woods Fund-Sidewalk	0.00	0.00	0.00%
2-5001-906 O.A. Whitcomb Fund-Trees	0.00	0.00	0.00%
2-5001-907 ConstructParkingVailField	0.00	0.00	0.00%
2-5001-987 Lobbyist/Truck Laws	0.00	0.00	0.00%
2-5001-988 Rental - NWPL Parking Lot	0.00	0.00	0.00%
2-5001-989 Parking Meters-NWPL Lot	0.00	0.00	0.00%
Total GRANTS/CONTRIB-TRUST FUND	800.00	0.00	0.00%
2-5002 GRANTS/CONTRIB-GENL FUND			
2-5002-928 Tree Fund	0.00	0.00	0.00%
2-5002-929 WelcomeFacilitiesStaffing	0.00	0.00	0.00%
2-5002-931 Seasonal Decorations	3,000.00	0.00	0.00%
2-5002-966 PolicEMT Stipend/Training	0.00	0.00	0.00%
2-5002-967 Village Police Officer	0.00	0.00	0.00%
2-5002-982 Eng. RE:RelocateSnowDump	0.00	0.00	0.00%
2-5002-983 Parking Lot Construction	0.00	0.00	0.00%
2-5002-984 Re-Allocate Rte 4 Fund	0.00	0.00	0.00%
2-5002-985 Comfort Station Contrib	0.00	0.00	0.00%
2-5002-986 TeagleLandingBankStabiliz	0.00	0.00	0.00%
2-5002-987 Aerates&Fertilize TheGreen	0.00	0.00	0.00%
2-5002-988 Paw Bags	0.00	0.00	0.00%
2-5002-989 Lobbyist/Truck Laws	0.00	0.00	0.00%
Total GRANTS/CONTRIB-GENL FUND	3,000.00	0.00	0.00%
Total SPECIAL ARTICLES	3,800.00	0.00	0.00%
2-501 ADMINISTRATION			

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2-5011 TRUSTEES			
2-5011-100 Salaries & Wages	3,750.00	0.00	0.00%
2-5011-198 CCC Tax Village	0.00	1,174.73	100.00%
2-5011-199 Employer Paid Benefits	230.00	0.00	0.00%
2-5011-302 Legal Fees	7,500.00	530.25	7.07%
2-5011-313 Community Television	0.00	0.00	0.00%
2-5011-603 Dues, Subs & Meetings	100.00	0.00	0.00%
2-5011-612 Printing Village Report	500.00	0.00	0.00%
2-5011-613 Tree Fund	15,000.00	1,440.00	9.60%
2-5011-615 Advertising	1,000.00	168.56	16.86%
2-5011-616 WES Parking lot	4,000.00	0.00	0.00%
2-5011-700 Police Search	0.00	0.00	0.00%
2-5011-801 Unclassified	0.00	2,612.97	100.00%
2-5011-806 Comp Unused Sick/Vac Time	0.00	0.00	0.00%
2-5011-810 Lobbyist	0.00	0.00	0.00%
2-5011-815 Insurance	79,500.00	43,784.26	55.07%
Total TRUSTEES	111,580.00	49,710.77	44.55%
2-5012 EXECUTIVE			
2-5012-100 Salaries & Wages	55,814.00	24,490.36	43.88%
2-5012-199 Employer Paid Benefits	16,516.03	9,089.89	55.04%
2-5012-200 Wellness	205.00	0.00	0.00%
2-5012-301 Professional Services	50.00	0.00	0.00%
2-5012-602 Meeting/Professional Deve	1,000.00	0.00	0.00%
2-5012-603 Dues, Subs & Meetings	800.00	208.00	26.00%
2-5012-615 Advertising	0.00	0.00	0.00%
Total EXECUTIVE	74,385.03	33,788.25	45.42%
2-5013 OFFICE ADMINISTRATION			
2-5013-201 Operating Supplies	1,750.00	296.76	16.96%
2-5013-202 Office Supplies	1,175.00	75.92	6.46%
2-5013-204 Postage	1,500.00	560.80	37.39%
2-5013-401 Equip Repairs & Mainte	750.00	304.67	40.62%
2-5013-402 Machinery & Equipment	500.00	0.00	0.00%
2-5013-502 Communications	2,000.00	2,311.23	115.56%
2-5013-503 NEMRC Support/License	1,500.00	1,410.50	94.03%
2-5013-504 Reallocation of Reapprais	0.00	0.00	0.00%
2-5013-505 IT - Village	7,180.00	1,500.00	20.89%
2-5013-615 Advertising	975.00	0.00	0.00%
2-5013-701 Manager's Search	0.00	0.00	0.00%
Total OFFICE ADMINISTRATION	17,330.00	6,459.88	37.28%
2-5014 AUDITING			
2-5014-301 Professional Services	15,400.00	2,000.00	12.99%
Total AUDITING	15,400.00	2,000.00	12.99%

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2-5015 TREASURER			
2-5015-100 Salaries & Wages	1,500.00	576.90	38.46%
2-5015-199 Employer Paid Benefits	0.00	93.80	100.00%
2-5015-601 Travel & Transportation	0.00	0.00	0.00%
Total TREASURER	1,500.00	670.70	44.71%
2-5016 ACCOUNTING			
2-5016-100 Salaries & Wages	34,420.12	12,669.55	36.81%
2-5016-199 Employer Paid Benefits	20,250.00	8,039.67	39.70%
2-5016-301 Professional Services	2,125.00	257.53	12.12%
2-5016-305 Other Purchased Services	125.00	0.00	0.00%
2-5016-603 Dues, Subs & Meetings	6.25	0.00	0.00%
Total ACCOUNTING	56,926.37	20,966.75	36.83%
2-5018 VILLAGE CLERK			
2-5018-316 Village Clerk Wages	400.00	0.00	0.00%
Total VILLAGE CLERK	400.00	0.00	0.00%
2-5019 CAPITAL RESERVE			
2-5019-932 Office Equipment	0.00	0.00	0.00%
2-5019-936 Manager's Pick-up	0.00	0.00	0.00%
2-5019-937 Compensation Unused Sick/	10,000.00	0.00	0.00%
2-5019-938 Tree Fund	5,000.00	0.00	0.00%
Total CAPITAL RESERVE	15,000.00	0.00	0.00%
Total ADMINISTRATION	292,521.40	113,596.35	38.83%
2-502 HIGHWAY DEPARTMENT			
2-5022 TRAFFIC CONTROL			
2-5022-715 Traffic Control Signs	0.00	0.00	0.00%
Total TRAFFIC CONTROL	0.00	0.00	0.00%
2-5023 HIGHWAY MAINTENANCE			
2-5023-100 Salaries & Wages	0.00	0.00	0.00%
2-5023-101 Overtime	0.00	0.00	0.00%
2-5023-103 Summer Help-Wages	0.00	0.00	0.00%
2-5023-199 Employer Paid Benefits	0.00	0.00	0.00%
2-5023-201 Operating Supplies	0.00	0.00	0.00%
2-5023-305 Other Purchased Services	0.00	0.00	0.00%
2-5023-306 Emergency Work	0.00	0.00	0.00%
2-5023-307 SnowDumpRelocate Research	0.00	0.00	0.00%
2-5023-320 SnowDumpPollutionMonitor	0.00	0.00	0.00%
2-5023-321 Stormwater Monitoring	0.00	0.00	0.00%
2-5023-409 Small Tools & Equipment	0.00	0.00	0.00%
2-5023-425 Frost Mills Rental	0.00	0.00	0.00%

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2-5023-426 NWPL Parking Lot Rental	0.00	0.00	0.00%
2-5023-503 Fuel	0.00	0.00	0.00%
2-5023-507 Rubbish Removal	0.00	0.00	0.00%
2-5023-710 Road Maintenance	0.00	0.00	0.00%
2-5023-711 Road Construction	0.00	0.00	0.00%
2-5023-716 SouthSt Ped Refuge Island	0.00	0.00	0.00%
2-5023-717 Storm Drains	0.00	0.00	0.00%
2-5023-718 Guardrails	0.00	0.00	0.00%
2-5023-727 Crosswalk Maintenance	0.00	0.00	0.00%
2-5023-802 Salt & Sand	0.00	0.00	0.00%
2-5023-810 Special Mtg Supplement	0.00	0.00	0.00%
2-5023-901 IRE Local Share Expenses	0.00	0.00	0.00%
Total HIGHWAY MAINTENANCE	0.00	0.00	0.00%
2-5024 SIDEWALK MAINTENANCE			
2-5024-727 Sidewalk Maintenance	0.00	0.00	0.00%
2-5024-728 Sidewalk Construction	0.00	0.00	0.00%
2-5024-810 Special Mtg Supplement	0.00	0.00	0.00%
2-5024-821 Eastend Sidewalk	0.00	0.00	0.00%
Total SIDEWALK MAINTENANCE	0.00	0.00	0.00%
2-5025 VILLAGE PARKS			
2-5025-201 Operating Supplies	0.00	0.00	0.00%
2-5025-210 Paw Bags	0.00	0.00	0.00%
2-5025-301 East End Park - Parking	0.00	0.00	0.00%
2-5025-302 Fertilization/tree work E	1,700.00	0.00	0.00%
2-5025-401 Fence & Park Maintenance	0.00	0.00	0.00%
2-5025-406 Fence Post Repair	0.00	0.00	0.00%
2-5025-409 Small Tools & Equipment	0.00	0.00	0.00%
2-5025-505 Parks&Ride Street Lights	0.00	0.00	0.00%
2-5025-507 Rubbish Removal	0.00	0.00	0.00%
Total VILLAGE PARKS	1,700.00	0.00	0.00%
2-5026 STREET LIGHTS			
2-5026-505 Street Lights	0.00	0.00	0.00%
2-5026-508 Street Light Fixtures	0.00	0.00	0.00%
Total STREET LIGHTS	0.00	0.00	0.00%
2-5027 PUBLIC WORKS BUILDING			
2-5027-501 Utilities	0.00	0.00	0.00%
2-5027-703 Bldg Repairs & Mainte	0.00	0.00	0.00%
Total PUBLIC WORKS BUILDING	0.00	0.00	0.00%
2-5028 HIGHWAY EQUIPMENT MAINT			
2-5028-203 Repair & Mainte Supplies	0.00	0.00	0.00%

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2-5028-207 Equip Mainte Supplies	0.00	0.00	0.00%
2-5028-401 Equipment Repair	0.00	0.00	0.00%
2-5028-406 Equipment Purchase	0.00	0.00	0.00%
2-5028-407 Spare SnowBlower Radiator	0.00	0.00	0.00%
2-5028-409 Small Tools & Equipment	0.00	0.00	0.00%
Total HIGHWAY EQUIPMENT MAINT	0.00	0.00	0.00%
2-5029 CAPITAL RESERVE			
2-5029-928 2 Ton Truck '13	0.00	0.00	0.00%
2-5029-929 2 Ton Truck '19	0.00	0.00	0.00%
2-5029-930 Ton Truck '20	0.00	0.00	0.00%
2-5029-938 2 Ton Truck '15	0.00	0.00	0.00%
2-5029-939 Ton Truck '17	0.00	0.00	0.00%
2-5029-946 F-150 Pick-up	0.00	0.00	0.00%
2-5029-947 Dump Truck	0.00	0.00	0.00%
2-5029-953 Snow Blower	0.00	0.00	0.00%
2-5029-954 Street Sweeper	0.00	0.00	0.00%
2-5029-976 TheGreen-ArchwayEntrances	0.00	0.00	0.00%
2-5029-977 Teagle Landing	0.00	0.00	0.00%
2-5029-978 Future Comfort Station	0.00	0.00	0.00%
2-5029-979 Future Parking Lot Constr	0.00	0.00	0.00%
Total CAPITAL RESERVE	0.00	0.00	0.00%
Total HIGHWAY DEPARTMENT	1,700.00	0.00	0.00%
2-503 VILLAGE POLICE DEPT			
2-5030 POLICE ADMINISTRATION			
2-5030-100 Salaries & Wages	168,038.00	79,267.70	47.17%
2-5030-107 Educ,EMT Trainings&Stipend	4,350.00	1,230.80	28.29%
2-5030-199 Employer Paid Benefits	76,516.77	16,993.11	22.21%
2-5030-201 Operating Supplies	1,750.00	684.59	39.12%
2-5030-202 Office Supplies	325.00	483.42	148.74%
2-5030-601 Travel & Transportation	350.00	0.00	0.00%
2-5030-603 Dues, Subs & Meetings	2,100.00	1,130.00	53.81%
2-5030-604 Grants, Dues & Subs	0.00	0.00	0.00%
2-5030-610 Printing & Binding	200.00	801.99	401.00%
2-5030-615 Advertising	100.00	0.00	0.00%
Total POLICE ADMINISTRATION	253,729.77	100,591.61	39.65%
2-5031 LAW ENFORCEMENT			
2-5031-100 Salaries & Wages	387,000.00	143,601.67	37.11%
2-5031-104 Contract Services	10,000.00	4,264.71	42.65%
2-5031-107 Local, EMT & Educ Stipend	19,000.00	7,950.00	41.84%
2-5031-199 Employer Paid Benefits	113,420.00	71,479.01	63.02%
2-5031-201 Operating Supplies	900.00	252.37	28.04%
2-5031-206 Weapon Mainte & Supplies	1,550.00	902.00	58.19%
2-5031-301 Professional Services	800.00	677.89	84.74%

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2-5031-306 Uniform Service	3,100.00	1,663.55	53.66%
2-5031-312 Bike Patrol	100.00	0.00	0.00%
2-5031-401 Axon Body 4	100.00	0.00	0.00%
2-5031-409 Small Tools & Equipment	11,400.00	7,976.10	69.97%
2-5031-410 Flashing Radar SpeedSigns	0.00	0.00	0.00%
2-5031-413 Officer Video Recording	100.00	0.00	0.00%
2-5031-603 Dues, Subs & Meetings	350.00	250.00	71.43%
Total LAW ENFORCEMENT	547,820.00	239,017.30	43.63%
2-5032 POLICE TRAINING			
2-5032-100 Salaries & Wages	13,500.00	2,634.56	19.52%
2-5032-199 Employer Paid Benefits	410.00	375.17	91.50%
2-5032-601 Travel & Transportation	300.00	29.47	9.82%
2-5032-605 Tuition	2,000.00	349.00	17.45%
Total POLICE TRAINING	16,210.00	3,388.20	20.90%
2-5033 POLICE COMMUNICATIONS			
2-5033-304 Dispatch Services	64,730.00	0.00	0.00%
2-5033-402 Radio Maintenance	500.00	0.00	0.00%
2-5033-502 Communications	10,000.00	6,739.75	67.40%
Total POLICE COMMUNICATIONS	75,230.00	6,739.75	8.96%
2-5034 PARKING METERS			
2-5034-100 Salaries & Wages	28,963.00	11,872.24	40.99%
2-5034-199 Employer Paid Benefits	2,497.23	908.27	36.37%
2-5034-202 Office Supplies	3,050.00	2,141.39	70.21%
2-5034-204 Postage	3,060.00	865.25	28.28%
2-5034-210 Computer Software	1,100.00	0.00	0.00%
2-5034-212 CreditCard/Meter Charges	13,000.00	3,421.65	26.32%
2-5034-301 Professional Services	225.00	0.00	0.00%
2-5034-401 Equip Repair & Mainte	525.00	0.00	0.00%
2-5034-402 CrdtCrd/MterRepair/Replac	500.00	0.00	0.00%
2-5034-407 Equipment Purchase	1,050.00	4,080.92	388.66%
2-5034-409 Small Tools & Equipment	700.00	0.00	0.00%
2-5034-410 Parking fund	0.00	35.44	100.00%
2-5034-425 NW Library Lot Rent	11,000.00	0.00	0.00%
Total PARKING METERS	65,670.23	23,328.16	35.36%
2-5035 POLICE VEHICLE			
2-5035-401 Equip Repair & Mainte	3,500.00	935.98	26.74%
2-5035-409 Small Tools & Equipment	500.00	7.99	1.60%
2-5035-503 Fuel	10,400.00	2,202.05	21.17%
Total POLICE VEHICLE	14,400.00	3,146.02	21.85%
2-5036 BUILDING MAINTENANCE			

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2-5036-100 Salaries & Wages	2,200.00	0.00	0.00%
2-5036-199 Employer Paid Benefits	170.00	0.00	0.00%
2-5036-504 Propane	2,250.00	0.00	0.00%
2-5036-506 Electricity	2,000.00	0.00	0.00%
2-5036-507 Rubbish Removal	2,500.00	803.96	32.16%
2-5036-508 Water/Sewer	500.00	120.00	24.00%
2-5036-703 Building Maintenance	250.00	325.00	130.00%
2-5036-704 Roof Replacement	0.00	0.00	0.00%
2-5036-705 Storage Trailer	0.00	0.00	0.00%
Total BUILDING MAINTENANCE	9,870.00	1,248.96	12.65%
2-5037 TOWN POLICE SERVICES			
2-5037-100 T Salaries & Wages	0.00	15,644.92	100.00%
2-5037-102 T Training Wages	1,485.26	78.66	5.30%
2-5037-104 T Contract Services	0.00	0.00	0.00%
2-5037-107 T Stipend	0.00	0.00	0.00%
2-5037-198 T Training Paid Benefits	0.00	0.00	0.00%
2-5037-199 T Employer Paid Benefits	31,554.30	2,496.14	7.91%
2-5037-302 T Legal Fees	0.00	0.00	0.00%
2-5037-306 T Uniform Service	1,250.00	205.27	16.42%
2-5037-307 Extended Vehicle Warranty	0.00	0.00	0.00%
2-5037-401 T Vehicle Repairs & Maint	1,500.00	75.98	5.07%
2-5037-409 T Small Tools & Equip	525.00	200.00	38.10%
2-5037-410 T 4X4 Vehicle Lease	6,850.00	0.00	0.00%
2-5037-411 T 4X4 Radio,Lights,Radar	800.00	0.00	0.00%
2-5037-412 T Flashing Speed Signs	0.00	0.00	0.00%
2-5037-502 Communications	315.00	121.17	38.47%
2-5037-503 T Fuel	0.00	994.95	100.00%
2-5037-603 Dues, Subs & Meetings	100.00	0.00	0.00%
2-5037-605 T Tuition	750.00	0.00	0.00%
2-5037-704 T Roof Replacement	0.00	0.00	0.00%
Total TOWN POLICE SERVICES	45,129.56	19,817.09	43.91%
2-5039 CAPITAL RESERVE			
2-5039-932 Office Carpet	0.00	0.00	0.00%
2-5039-933 Police Computer	1,500.00	0.00	0.00%
2-5039-934 Radio System	2,000.00	0.00	0.00%
2-5039-935 Flashing Radar Speed Sign	0.00	0.00	0.00%
2-5039-965 Police Cruiser	25,000.00	0.00	0.00%
2-5039-966 Weapon Replacement	0.00	0.00	0.00%
2-5039-970 Police Training	0.00	0.00	0.00%
Total CAPITAL RESERVE	28,500.00	0.00	0.00%
Total VILLAGE POLICE DEPT	1,056,559.56	397,274.09	37.60%
2-504 SHORT TERM RENTAL ENFORCE			
2-5040-100 Wages	0.00	0.00	0.00%

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2-5040-199 Benefits	0.00	0.00	0.00%
2-5040-201 Operating Supplies	0.00	0.00	0.00%
2-5040-202 Office Supplies	0.00	0.00	0.00%
2-5040-204 Postage	0.00	0.00	0.00%
2-5040-302 Legal Fees	0.00	0.00	0.00%
Total SHORT TERM RENTAL ENFORCE	0.00	0.00	0.00%
2-507 BOARDS & AGENCIES			
2-5070 PLANNING & ZONING			
2-5070-100 Salaries & Wages	68,071.20	18,215.04	26.76%
2-5070-199 Employer Paid Benefits	33,600.00	10,050.30	29.91%
2-5070-301 Professional Services	2,900.00	9,672.00	333.52%
2-5070-302 Legal Fees	1,600.00	400.56	25.04%
2-5070-406 Equipment Purchase	1,000.00	0.00	0.00%
2-5070-601 Travel & Transportation	1,500.00	0.00	0.00%
2-5070-603 Dues, Subs & Meetings	15,760.00	87.84	0.56%
2-5070-611 Printing Ordinances	0.00	0.00	0.00%
2-5070-615 Advertising	3,200.00	1,055.68	32.99%
2-5070-812 GIS Mapping	480.00	0.00	0.00%
Total PLANNING & ZONING	128,111.20	39,481.42	30.82%
2-5079 CAPITAL RESERVE			
2-5079-933 Computer Equip Replace	0.00	0.00	0.00%
2-5079-934 Update Village-Town Plan	1,200.00	0.00	0.00%
Total CAPITAL RESERVE	1,200.00	0.00	0.00%
Total BOARDS & AGENCIES	129,311.20	39,481.42	30.53%
2-5091 VILLAGE HWY EXPENSE			
2-5091-803 Highway Rebate to Town	0.00	0.00	0.00%
2-5091-804 HWY State Aid to Town	46,000.00	0.00	0.00%
Total VILLAGE HWY EXPENSE	46,000.00	0.00	0.00%
2-5092 TRUSTEES' CONTINGENCY			
2-5092-801 Unclassified	13,844.00	922.99	6.67%
2-5092-810 Lobbyist	0.00	0.00	0.00%
2-5092-815 Insurance	0.00	0.00	0.00%
Total TRUSTEES' CONTINGENCY	13,844.00	922.99	6.67%
2-5099 CAPITAL RESERVE SPENDING			
2-5099-912 Planning&Zoning Regs	0.00	0.00	0.00%
2-5099-914 Lobbyist	0.00	0.00	0.00%
2-5099-926 Manager's Pick-up	0.00	0.00	0.00%
2-5099-932 Office Equipment	0.00	0.00	0.00%
2-5099-933 Computer Equip Replacment	0.00	0.00	0.00%

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2-5099-934 Vail Field Parking	0.00	0.00	0.00%
2-5099-935 Route 4 Improvements	0.00	0.00	0.00%
2-5099-936 Storm Drain Repair	0.00	0.00	0.00%
2-5099-937 Paving	0.00	0.00	0.00%
2-5099-939 2 Ton Truck w/plow	0.00	0.00	0.00%
2-5099-941 Dump Truck w/plow	0.00	0.00	0.00%
2-5099-942 Loader	0.00	0.00	0.00%
2-5099-943 Storage Trailer	0.00	0.00	0.00%
2-5099-944 Snowblower-Loader Mounted	0.00	0.00	0.00%
2-5099-945 2 Ton Truck w/plow	0.00	0.00	0.00%
2-5099-946 Street Snow Blower	0.00	0.00	0.00%
2-5099-947 HWY Repairs & Maintenance	0.00	0.00	0.00%
2-5099-948 Road Construction	0.00	0.00	0.00%
2-5099-949 Road & Sidewalk Mainte	0.00	0.00	0.00%
2-5099-950 TrafficControlBridgProjec	0.00	0.00	0.00%
2-5099-952 Snow Dump Land Purchase	0.00	0.00	0.00%
2-5099-953 Ornamental Street Lights	0.00	0.00	0.00%
2-5099-954 Village Parks	0.00	0.00	0.00%
2-5099-955 Trees	0.00	0.00	0.00%
2-5099-956 Ordinance Printing	0.00	0.00	0.00%
2-5099-962 Police Computer	0.00	0.00	0.00%
2-5099-964 Police Office Carpet	0.00	0.00	0.00%
2-5099-965 Meter Replace/Repair	0.00	0.00	0.00%
2-5099-967 Flashing Radar Speed Sign	0.00	0.00	0.00%
2-5099-971 Police Cruiser	0.00	0.00	0.00%
2-5099-972 Polic Vehicle Maint/Equip	0.00	0.00	0.00%
2-5099-973 CommVehicle Enforcement	0.00	0.00	0.00%
2-5099-974 Police Training	0.00	0.00	0.00%
2-5099-975 Police Equipment	0.00	0.00	0.00%
2-5099-976 Police Training	0.00	0.00	0.00%
2-5099-977 Police Material	0.00	0.00	0.00%
2-5099-978 Comfort Station Construct	0.00	0.00	0.00%
2-5099-979 Parking Lot Construction	0.00	0.00	0.00%
2-5099-980 NWPL Parking Lot Improvt	0.00	0.00	0.00%
2-5099-981 Sidewalks	0.00	0.00	0.00%
2-5099-982 Granite Curbing	0.00	0.00	0.00%
2-5099-983 Fence Post Repair	0.00	0.00	0.00%
2-5099-984 RetainingWallConstruction	0.00	0.00	0.00%
2-5099-985 HWY Comm Equipment	0.00	0.00	0.00%
2-5099-986 Salt & Sand	0.00	0.00	0.00%
2-5099-987 Road Paving	0.00	0.00	0.00%
2-5099-988 Line Striper	0.00	0.00	0.00%
2-5099-990 CapitalOutlay Undedicated	0.00	0.00	0.00%
Total CAPITAL RESERVE SPENDING	0.00	0.00	0.00%
2-5301 LOSS REPAIR EXPENSES			
2-5301-850 Flood Damage-Vill Garage	0.00	0.00	0.00%
2-5301-860 Property Damage-St Light	0.00	0.00	0.00%
2-5301-861 PropertyDamagPoliceCarpet	0.00	0.00	0.00%

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2-5301-862 PropertyDamage-Guardrail	0.00	0.00	0.00%
2-5301-863 Property Damage-Fence	0.00	0.00	0.00%
2-5301-864 PropertyDamage-Trees	0.00	0.00	0.00%
2-5301-870 VehicleDamage-Plow Truck	0.00	0.00	0.00%
2-5301-871 VehicleDamag-PolicCruiser	0.00	0.00	0.00%
Total LOSS REPAIR EXPENSES	0.00	0.00	0.00%
2-5303 IRENE RECOVERY EXPENSE			
2-5303-150 IRE Wages & FICA	0.00	0.00	0.00%
2-5303-901 IRE Local Share Expenses	0.00	0.00	0.00%
Total IRENE RECOVERY EXPENSE	0.00	0.00	0.00%
2-5401 GRANT EXPENSE			
2-5401-815 PoliceHWYSafetyGrantExpen	0.00	0.00	0.00%
2-5401-816 Police PACIF Grant Expend	0.00	0.00	0.00%
2-5401-817 Planning Grant Expense	0.00	0.00	0.00%
2-5401-818 Police Equip Grant Expens	0.00	988.99	100.00%
2-5401-819 Police Vest Grant Expense	0.00	0.00	0.00%
2-5401-820 Highway Grant Expense	0.00	0.00	0.00%
2-5401-821 Sidewalk Grant Expense	0.00	0.00	0.00%
2-5401-822 Village Tree Grant Expens	0.00	0.00	0.00%
2-5401-823 MDT Police Grant Expense	0.00	0.00	0.00%
2-5401-824 RiverStRetainingWallGrant	0.00	0.00	0.00%
2-5401-825 Waterfront Park Grant Exp	0.00	0.00	0.00%
2-5401-826 Park & Ride Grant Expense	0.00	0.00	0.00%
2-5401-827 Snow Dump Constr Grant	0.00	0.00	0.00%
2-5401-828 Energy Grant Expense	0.00	0.00	0.00%
2-5401-829 DUI OP Grant Exp	0.00	8,181.30	100.00%
2-5401-830 SustainableWoodstockGrant	0.00	0.00	0.00%
2-5401-831 SafeRoutes to SchoolGrant	0.00	0.00	0.00%
2-5401-832 ProspectSt PavingGrantExp	0.00	0.00	0.00%
2-5401-835 BypassMitigationGrantExp	0.00	0.00	0.00%
Total GRANT EXPENSE	0.00	9,170.29	100.00%
2-570 TRANSFERS OUT			
2-5701-000 Transfer to Cap Reserve	0.00	0.00	0.00%
2-5702-000 Transfer to Trustee	0.00	0.00	0.00%
2-5703-000 Transfer to Debt Service	0.00	0.00	0.00%
2-5704-000 Transfer for Parking Fac	0.00	0.00	0.00%
Total TRANSFERS OUT	0.00	0.00	0.00%
Total Appropriations	1,543,736.16	560,449.14	36.30%
Total VILLAGE GENERAL FUND	0.00	-416,186.60	
Total All Funds	0.00	-416,186.60	

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Account	Actual	
	Budget	Actual % of Budget
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Certified Local Government Program

2025 CLG Grant Application

**FFY 2025 grant funding provided by the
National Park Service/Historic Preservation Fund**

Grant Period: October 1, 2024 – September 30, 2027

**Vermont Certified Local Government Program
2025 Grant Application Form**

Application Deadline: On or before 4:30 PM, Monday, December 16, 2024.

What to Submit: All application materials must be submitted prior to the application deadline. A complete application consists of the following items, in the following electronic formats:

- ☐ Application Form, signed by the applicant, the Chair of the CLG Commission, and the Chief Elected Local Official (or designee). Submit a scanned PDF of the complete application with all signatures.
- ☐ Proposed Budget Form, signed by the Chief Elected Local Official (or designee). Submit the following:
 - ☐ a scanned PDF of the signed Proposed Budget Form, and
 - ☐ an MS Word version of the Proposed Budget Form.
- ☐ Any supporting materials, such as photographs, reports, assessments, etc. that support and inform the proposed project. Submit these materials as PDFs.

How to Submit the Application: Please submit all the above items as attachments to an email message, identified as follows:

Email Subject Line: *[Woodstock Village HPC] – 2025 CLG Grant Application*

Attachments: *[Woodstock Village HPC] – Application Form (PDF)*
 [Woodstock Village HPC] – Proposed Budget Form (PDF & Word)
 [Woodstock Village HPC] – Supporting Materials (PDF)

Where to Submit: All application materials should be submitted electronically via email to Lindsay.Pacheco@vermont.gov

**If you have any questions about the application process, please contact
Laura V. Trieschmann at 802-505-3579 or laura.trieschmann@vermont.gov**

**Vermont Certified Local Government Program
2025 Grant Application Form**

To complete this Grant Application, simply click in the gray text boxes and type your responses. Please keep your responses as concise as possible and specific to the proposed project.

Name of CLG Community: Woodstock Village H P C

Name of CLG Coordinator: Phillip W. Neuberg, FAA **Telephone:** (571) 536- 9254
Email: neuberg.phillip@gmail.com

Mailing Address: Woodstock Village HPC, 31 The Green, Woodstock, VT 05091

Name of Municipal Treasurer: Charles Degener, III **Telephone:** 802-457-3611
Email: clerk@townofwoodstock.org

Project Name: Woodstock Village Design Guidelines

Will this project be administered by a designated third party? ☐ Yes or ☒ No

If yes, name of organization: Not Applicable

Project Category: Please check the appropriate category below and provide the requested information as indicated or on a separate page.

Priority I Projects

Top priority in the selection of projects and award of grant funds is given to Priority I projects.

☐ **Survey Project.** *Please describe in Project Summary:*

- purpose of the project;
- area to be surveyed (indicate on map);
- estimated number of properties to be surveyed;
- estimated number of acres to be surveyed;
- status of completion of town-wide or city-wide survey; and
- plans for completion of survey.

☐ **National Register Project.** *Please describe in Project Summary:*

- purpose of the project;
- building or historic district to be nominated (indicate on map);
- property type or theme for Multiple Property nomination;
- for a historic district, the number of contributing properties within the district;
- status of completion of town-wide or city-wide survey;
- plans for completion of survey; and
- status of survey through the National Register process.

☐ **Preservation Planning Project.** *Please describe in Project Summary:*

- purpose of the project;
- area to be covered by the plan (describe and indicate on map);
- status of completion of town-wide or city-wide survey, and plans for completion of survey; and
- status of survey through the National Register process.

☐ **Information and Education Project.** *Please describe in Project Summary:*

- purpose of the project;
- audience, methods and products;
- status of completion of town-wide or city-wide survey, and plans for completion of survey;
- status of survey through the National Register process; and
- status of historic preservation planning.

☒ **Pre-Development Project.** *Please describe in Project Summary:*

- purpose of the project;
- property or area to be covered by the plan (describe and indicate on map);
- scope of work and products;
- status of completion of town-wide or city-wide survey, and plans for completion of survey;
- status of survey through the National Register process; and
- status of historic preservation planning.

Priority II Projects

Awarded only if grant funds remain after all Priority I projects have been selected.

☐ **Development Project.** *Please describe in Project Summary:*

- purpose of the project;
- property or area to be covered by the plan (describe and indicate on map);
- scope of work and products;
- status of completion of town-wide or city-wide survey, and plans for completion of survey;
- status of survey through the National Register process; and
- status of historic preservation planning.
- Please include a location map showing the footprint of the building, the parcel boundaries, and any areas of possible ground disturbance resulting from the project.

Project Summary (please address the items noted in the Project Category selected above):

Renowned worldwide as one of the best preserved early New England Villages, the historic fabric and setting of Woodstock Village are quintessential to its social meaning, visual character and regional economic value. Woodstock has essentially been curated over the years through careful and informed planning and zoning. As our community grows, we are encouraging smart growth involving high densities and compact settlement patterns, necessitating careful attention to building design as a means of developing public support and ensuring that new development enhances community character and heritage. Public Education and Design Guidelines are a must to ensure the ongoing vitality of Woodstock Village.

Woodstock Village was first listed as a National Register Historic District (NRHD) in 1973, fifty plus years ago; and resurveyed and appropriately amended in 2021. The Woodstock Village NRHD includes over 550 buildings, 11 structures, 6 contributing sites and 8 objects set within about 408 acres located in the northeast portion of the Town of Woodstock. From the National Register of Historic Places nomination and listing: "The village is in the relatively fertile interval where the Barnard Brook flows into the Ottauquechee River from the north and the Kedron Brook flows into it from the south. It is surrounded by forested hills, with the highest nearby

peaks being Mount Tom (1,340 ft amsl) to the northwest and Mount Peg (1,080 ft amsl) to the southeast.”

The current Woodstock Village Zoning Regulations address policies and procedures for proposed changes to properties (rehabilitation, new construction, and demolition), and includes a “Design Review District” within the Village that was mapped decades ago and amended along the way. This “Design Review District” includes properties fronting Rte 4 and extending northward up Elm Street to the Ottaquechee River and southbound along Rte 106 (South Woodstock Road) nearly to the Village boundary. Many village properties sit outside these boundaries and while they are fully visible from within the “Design Review District” they are not currently governed by the Design Review District Map. Due to steep topographical rises along the southern edge of the Village center, where it abuts Mount Peg, and the northern edge where it abuts Mt. Tom, many historic properties are within the pedestrian’s viewshed. A further complicating matter is that the “Design Review District” and the NRHD boundaries do NOT align.

This project, through the aid of a consultant*, is intended to result in the development, drafting and public notice for new Design Guidelines for the Village, and includes goals to

- Align the boundaries of the “Design Review District” with the current amended NRHP Historic District
- Gather input from the Municipal Manager and staff, Director of Planning and Zoning, additional professional staff, the Design Review Board, the Planning Commission, elected officials and the residents to develop design guidelines for proposed property changes. (Note that concurrent with this discreet effort to revise the Village Design Guidelines, the Town Planner and the Selectboard will be working with Two Rivers - Ottaquechee Regional Commission to update the current Zoning Ordinances.)

The new Design Guidelines would also help provide

- A basis for making fair permitting decisions
- Consistency in design review
- Incentives for investment
- Property value enhancement
- A tool for education and preservation
- Protection of Woodstock Village as an attractive destination
- A useful component as Woodstock revises Zoning Ordinances and updates its Town Plan.

Consisting of written and graphic information in a printed, book format, the guidelines will be key support materials for administering design review and may be used to advantage by commissions, boards, and applicants alike in the review process.

*It is anticipated that the CLG grant, if awarded, would pay the professional fee of a preservation planning consultant to assist with the development of these guidelines.

Please Answer the Following Questions:

1. How will the public be informed about the purpose of this project and the value of historic preservation? (note: public information and education is a required component of *all* CLG grant projects)

The VHPC will use the following media to promote various phases of the project:

- *A link of the Town Website to more detailed information about the grant, the schedule, and POCs*
- *An announcement on the website of the Preservation Trust of Vermont*
- *A notice in the Vermont Standard, a weekly local newspaper serving the Upper Valley*
- *Advance Warnings, in accord with state laws, for each public meeting involving the development of the Guidelines*
- *A meeting at the Woodstock History Center given likely membership interest in this topic*

Because the Guidelines will be developed in draft format, there will be ample opportunity for public input. The Woodstock Village HPC would welcome input from the VT SHPO to the extent staff time is available.

2. Describe the impact that this project will have on historic resources. Will it be significant and long lasting?

Preserving the character of the Woodstock Village is ever more important in our exponentially fast-paced world. With the right historic preservation tools, residents can be assured that the beauty, uniqueness and historic authenticity of the Village that drew them or keeps them here can be perpetuated into the future. This is particularly important in a small village that is challenged by both the benefits and dangers of ever greater tourism, new second homeowners, shifting economics, and changing demographics. Often historic communities have found that the philosophical principles in The Secretary of Interior's Standards for the Treatment of Historic Properties have been proven to be important in the successful administration of historic districts. Sometimes they are cited within a preservation ordinance as part of the design review criteria. Sometimes they are referenced in the ordinance as the required basis for development of a local design guideline. The VHPC is envisioning Design Guidelines that will be used for:

- A. new construction within the Historic Design Review District*
- B. existing alterations to Historic District properties*
- C. identifying which innocuous property improvements (in-kind repair, reroofing, etc.) do NOT require design review*

3. Does this project focus on disaster preparation, mitigation, and resilience? If yes, please explain how.

☐ Yes -or- ☒ No

If yes, please describe:

4. Describe the project schedule assuming starting date of **May 2025** and completion date of **August 1, 2027**. List dates for subcontracting with consultants, on-site meetings, delivery of draft products, such as survey and National Register forms, and public meetings, as applicable. All products, including a final project report and auditable financial documentation, are due by the completion date.

DATE	Task/Product Completed
1/23/2025	SHPO notifies applicants of grant awards
5/2025	Executed Grant Agreement
<i>6/30/2025</i>	<i>Consultant contract award made</i>
<i>11/11/2025</i>	<i>Woodstock Village Trustees Public Meeting: Field Work and Draft Report (July-Nov)</i>
12/1/2025	First Progress Report Due
<i>3/10/2026</i>	<i>Woodstock Village Trustee Public Meeting: Public Information and Input Winter and Spring 2026</i>
4/1/2026	Second Progress Report Due
<i>11/10/2026</i>	<i>Woodstock Village Trustee Public Meeting: Final Draft for Comment</i>
12/1/2026	Third Progress Report Due
<i>12/31/2026</i>	<i>Final Guidelines made available to Woodstock Village HPC</i>
4/1/2027	Fourth Progress Report Due
<i>4/13/2027</i>	<i>Woodstock Village Trustee Public Meeting: present Final Guidelines</i>
8/1/2027	Completion Date: Deadline to submit final project report, final product, and request reimbursement
9/30/2027	Deadline for SHPO to process payment requests and disburse grant funds

5. Who will participate in the project and what will they do? Relate the personnel listed in the budget (CLG staff and commissioners, consultants, volunteers) to their role in completing the project.

(Volunteer) **Village Historic Preservation Commission Chair:** coordinate with consultant
(Volunteer) **Village Historic Preservation Vice-Chair:** review drafts, collate comments
(Volunteer) **Village Historic Preservation Secretary:** keep notes for progress reports
(Grant) **Contracted Preservation Consultant:** draft, review, and present Design Guidelines
(Village Staff) **Municipal Manager:** approve agendas and attend Village Trustee Meetings
(Village Staff) **Chief of Staff:** Coordinate availability of staff
(Village Staff) **Director of Planning and Zoning:** advisory role regarding Village
(Village Staff) **Assistant to the Boards and Commissions:** warn meetings and agendas
(Volunteer) **Village Trustees (Board of 5, governing body of CLG):** approve updates

6. What are the dates of the local government's fiscal year? **July 1 to June 30**

7. If applicable, what are the dates of the designated third-party administrator's fiscal year?
to or ☒ not applicable

Signatures: After completing the application, print it out and have each of the three signatories sign and date this page. Then scan the complete application as a PDF and email it as an attachment along with the other required application materials.

THIS APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED SIGNATURES ARE ENTERED BELOW:

<u>Wendy Wright Marrinan</u> Name of person preparing this application	<u>VHPC Secretary</u> Title
Signature	Date

<u>Phillip W. Neuberg, FAIA</u> Name of CLG Commission Chair	
<i>Phillip W. Neuberg</i>	12/03/2024
Signature	Date

<u>Seton McIlroy</u> Name of Chief Elected Local Official (or Designee)	<u>Chair, Village Trustees</u> Title
Signature	Date

Name of CLG Community: Woodstock Village HPC, Woodstock, VTName of CLG Project: Development of Design Review and Historic District Design GuidelinesFederal Share: \$535,748.00+ Local Share: \$523,832 (cash & in-kind match) = Total Project Amount: 59,580

Note: *the Federal Share cannot exceed 60% of the total project amount, and the Local Share must be at least 40% of the total project amount.*

**hours estimated cover period of performance of 18 months as defined by the State*

CASH EXPENDITURES 1 (expenses to be reimbursed by the grant)				
Salaried Employees	# Hours & Rate	Proposed	Actual	Variance
Mike Tuller, AICP, Director, Planning and Zoning	80 x \$45/hr	3,600.00		
Stephanie Appelfeller, Woodstock Chief of Staff	40 x \$55/hr	\$2,200.00		
Eric Duffy, Woodstock Town Manager	20 x \$65/hr	1,300.00		
Total Cash Expenditures for Salaried Employees		\$7,100		

CASH EXPENDITURES 2 (expenses to be reimbursed by the grant)				
Contracted Services	Description of Services	Proposed	Actual	Variance
Vendor				
Preservation Planning Firm	Estimated cost of services and deliverables (see The application for details)	\$30,000.00		
Total Cash Expenditures for Contracted Services				

CASH EXPENDITURES 3 (expenses to be reimbursed by the grant)				
Other Expenses	Description of Costs	Proposed	Actual	Variance
Vendor				
Total Cash Expenditures for Operating Services		\$3,7100.00		

IN-KIND EXPENDITURES 1 (services to serve as match for the grant)				
Donated Time	# Hours & Rate	Proposed	Actual	Variance
<i>Name</i>				
Phillip Neuberg, HPC Chair	Senior Historic Architect - \$85/hr. x 120	\$10,200.00		
Wendy Wright Marrinan, HPC member	HP Sect \$55/hr. x 96	\$5,280.00		
Isabelle Bradley, HPC Member	HP PR \$55/hr. x 96	\$5,280.00		
	Total In-Kind Expenditures for Donated Time	\$20,680.00		

IN-KIND EXPENDITURES 2 (services to serve as match for the grant)				
Donated Services	Description of Costs	Proposed	Actual	Variance
<i>Vendor</i>				
Printer	Various publications – donated printing services	600.00		
Town Web Hosting	Various Announcements for project education	\$600.00		
Woodstock Historical Society	Learning- public info sessions	\$600.00		
	Total Cash Expenditures for Donated Services	\$1,800.00		

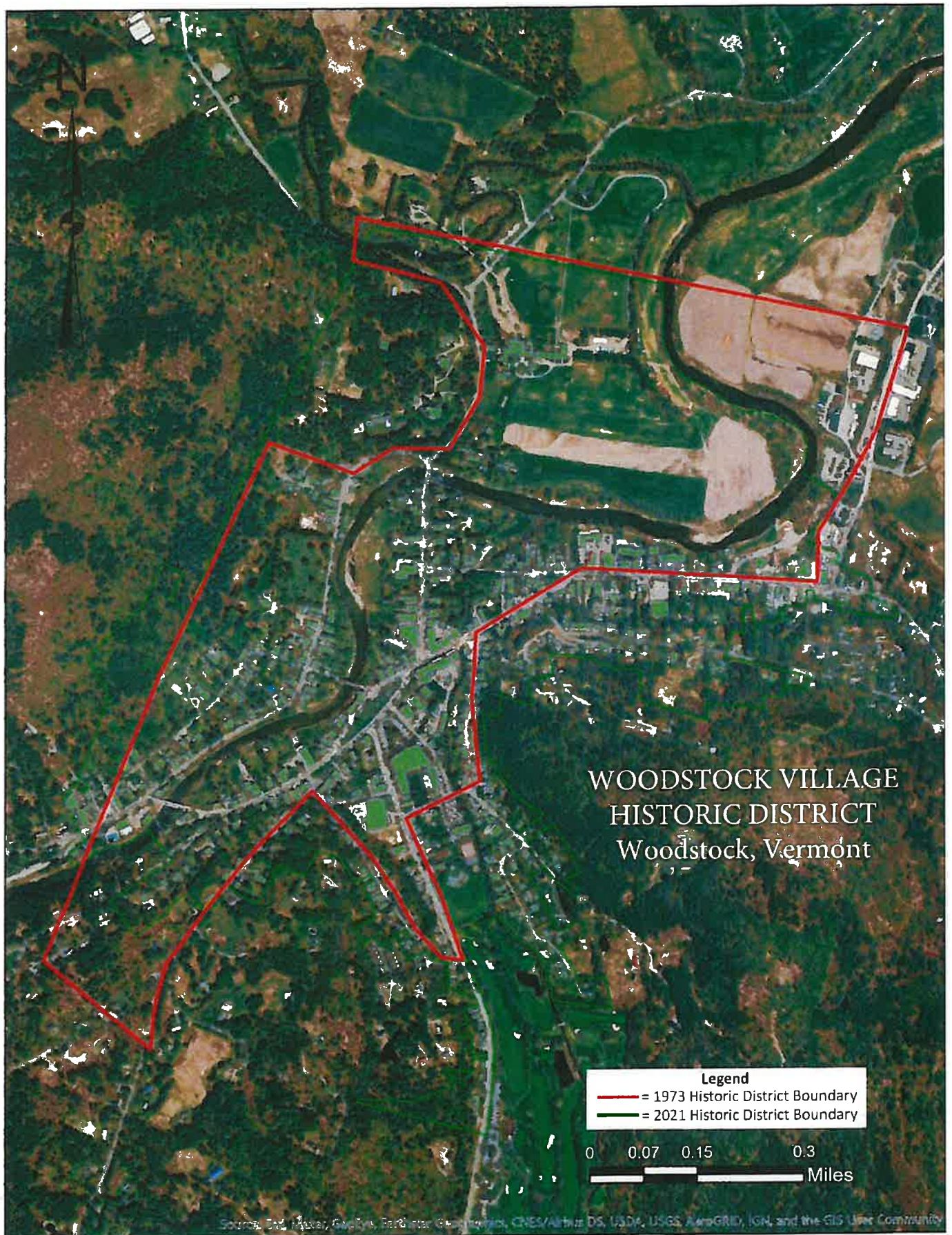
LOCAL CASH MATCH (cash to serve as match for the grant)			
Cash Match	Description of Match	Proposed	Variance
<i>Source</i>			

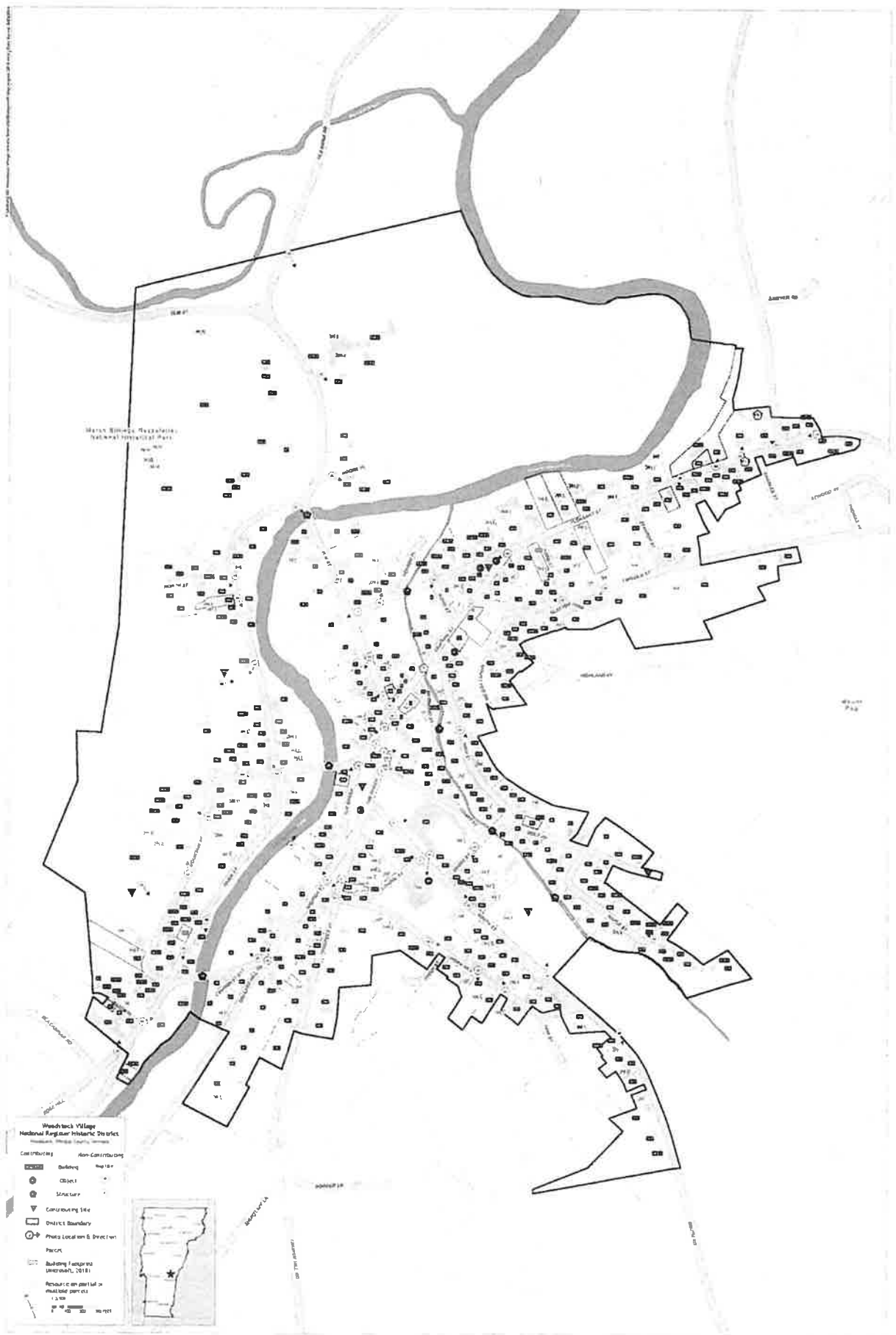
	Proposed	Actual	Variance
Total of All Cash & In-Kind Expenditures	\$59,580		

Certification: I certify that the matching share proposed for this project does not include funding from other Federal sources, and that these funds are not being used as match against any other Federal grant application.

Chief Elected Local Official or Designee _____

Date _____

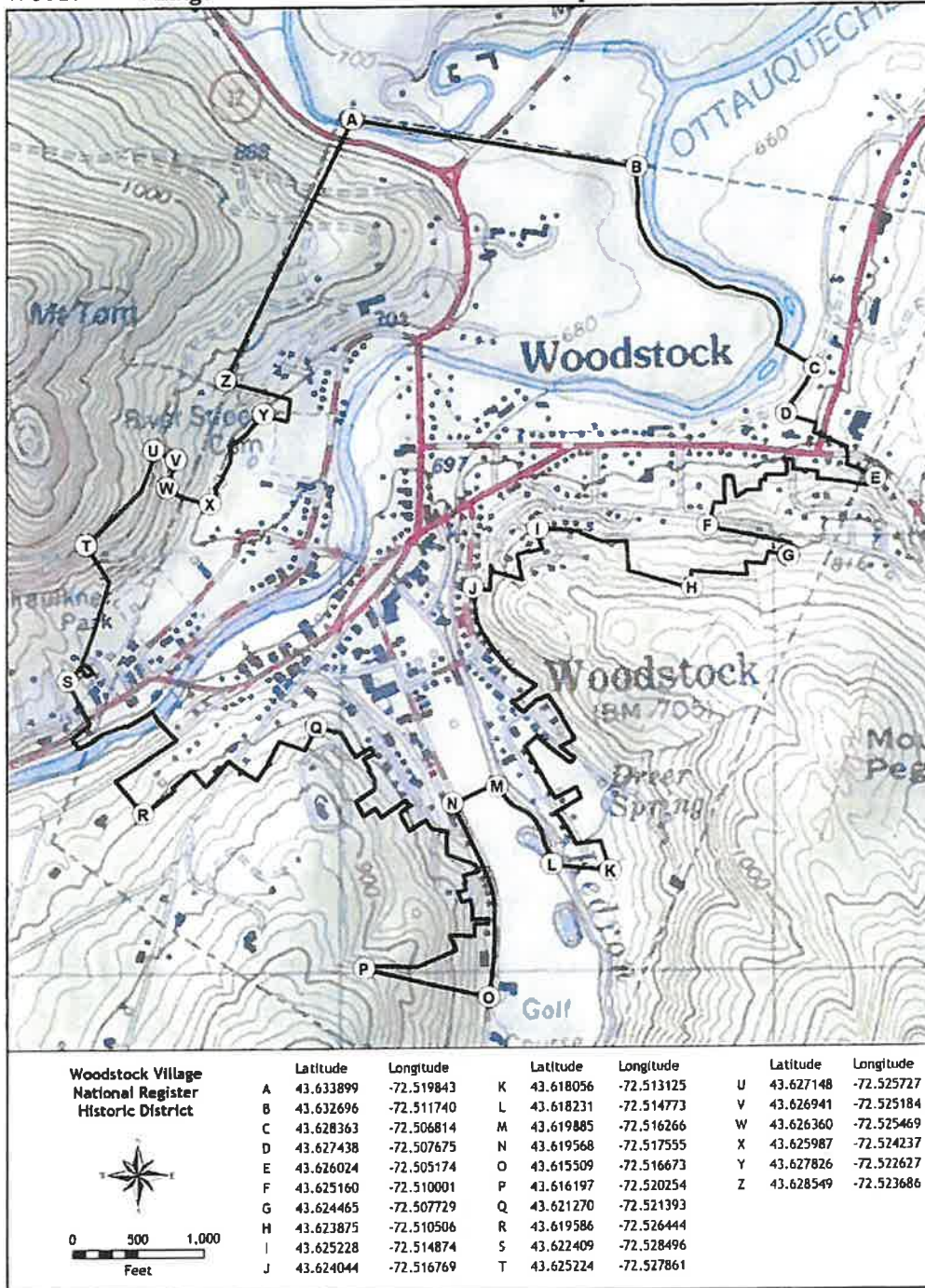




Woodstock Village Historic District
Name of Property

Windsor County, VT
County and State

Woodstock Village Historic District Coordinate Map



**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 1.



Photo 2.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 3.



Photo 4.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 5.



Photo 6.

**Woodstock Village Historic District
National Register Nomination
Photographs**

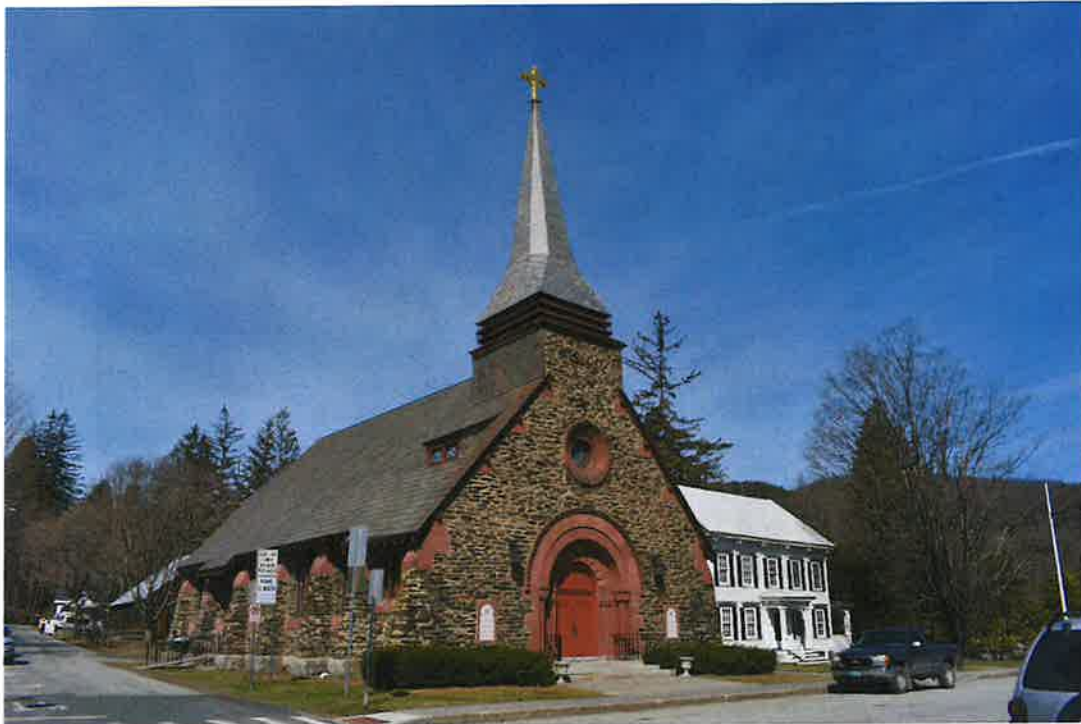


Photo 7.



Photo 8.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 9.



Photo 10.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 11.



Photo 12.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 13.



Photo 14.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 15.



Photo 16.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 17.



Photo 18.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 19.



Photo 20.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 21.



Photo 22.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 23.



Photo 24.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 25.



Photo 26.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 27.



Photo 28.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 29.



Photo 30.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 31.



Photo 32.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 33.



Photo 34.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 35.



Photo 36.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 37.



Photo 38.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 39.



Photo 40.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 41.



Photo 42.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 43.



Photo 44.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 45.



Photo 46.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 47.



Photo 48.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 49.

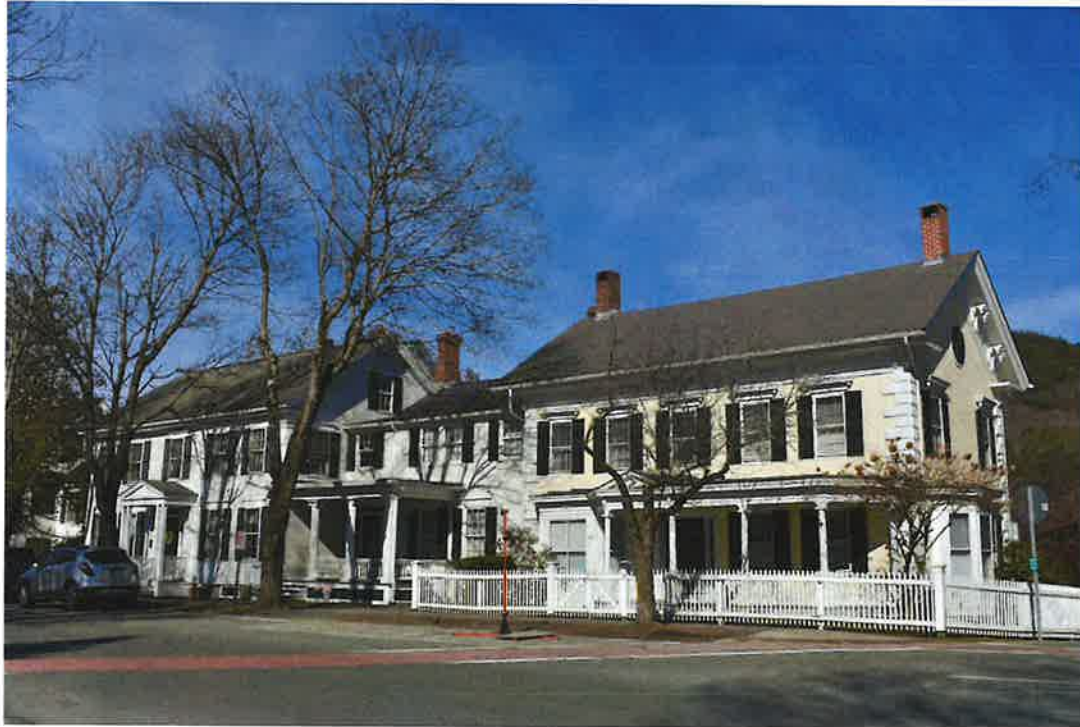


Photo 50.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 51.



Photo 52.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 53.



Photo 54.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 55.



Photo 56.

**Woodstock Village Historic District
National Register Nomination
Photographs**



Photo 57.

Use of the Village Green Permit Village of Woodstock

Permits must be submitted at least 30 days prior to the date of event/activity.

Date: 11/22/2024

Name of non-profit: Pride of Woodstock

Address: PO Box 181 Woodstock, VT 05091

Mailing address: PO Box 181 Woodstock, VT 05091

Website/Social media link: prideofwoodstock.org

Name of applicant: Seton McIlroy

Address: PO Box 181 Woodstock, VT 05091

Telephone number: 703-307-5339

Email: prideofwoodstockvermont@gmail.com

A representative or designee from the organization seeking the permit must attend a meeting at which the application has been placed on the agenda. The Trustees generally meet the 2nd Tuesday of each month at 6:30 pm.

Name of authorized agent who will be attending the meeting: Seton McIlroy

Date of event: 6/7/2025

Time & duration of event: Event from 11:00am - 3:00pm Set-up beginning at 9:00am

If applicable, alternate dates in the event of cancellation(s) due to bad weather: N/A

Anticipated crowd size: 300

Equipment to be used on the Green: Tents, Tables, Chairs, Speaker, Microphone

Description of the planned organized activity: Craft fair with local artisans and food vendors
We will have music either live or from a DJ

Statement of the purpose of the organized activity including the benefit to be derived for the organization: _____

The purpose of Pride of Woodstock is to invite LGBTQ+ individuals and allies to celebrate in a welcoming and supportive environment within the Woodstock, Vermont community. In the future we plan to add social and community programming.

Description of the portion of the Village Green to be used in connection with the activity: _____

WE would like to use the entire Green

Description of all arrangements made for traffic control: No traffic control needed. However, we

we will work with the Woodstock Police Department on reserving parking spaces around The Green for vendor unloading and loading.

Will it be necessary to drive any motor vehicles over the Village Green or display vehicles on or around the Green in connection with the activity: No

Certification by an insurance company licensed to do business in this state that the entity for which a permit is sought is presently insured in a reasonable amount for any liability which might reasonably arise by reason of such activity. The certificate of insurance must list the Village and Town of Woodstock as additional insured.

COI received: _____

Plan for trash & Recycling: We plan to put out 2-4 additional trash bins and take the trash with us after the event.

Fees

A non-refundable processing fee of \$50 shall accompany all applications.

Fee received: _____

In addition, a refundable security deposit of \$150 must be submitted within 14 days of permit approval. The security deposit will be refunded if the Green is left in satisfactory condition after the permitted event. Requests for security deposits must be made within 30 days after the event.

Security deposit received: _____

Fees for private events:

Permitted private events are subject to a usage fee based on the number of people expected to attend.

5-25 people - \$150

26-50 people - \$300

50-75 people - \$450

75-100 people - \$550

Fee received: _____

Standards

1. The Village Green shall be maintained in a neat and orderly condition at all times during the date of any authorized activity and also, the extent reasonably possible, during the setup and cleanup time for such activity.
2. Any equipment installed or items on display on the Village Green in connection with an activity shall be installed no sooner than 24 hours prior to the scheduled date of the activity and shall be removed no later than 24 hours after the scheduled date of the activity, provided however, any equipment which can be easily installed and removed shall be installed and removed on the day of the activity. This standard shall have a separate application to any alternate date not immediately following the scheduled date.
3. No signs or equipment shall be attached to or installed upon trees or historic/memorial markers located in or on the Village Green or upon traffic signs, parking meters, or light poles surrounding the Village Green.
4. No structures shall be erected or placed within 15 feet of the trunk of any tree in the Village Green.
5. Traffic signs and parking meters surrounding the Village Green shall not be obstructed.
6. All traffic control arrangements and site layouts shall be reasonably calculated to ensure the maximum safety of the public and to cause the least possible inconvenience to the public. Descriptions of arrangements for traffic control shall include the recommendations of the Village Chief of Police with respect thereto and shall clearly state any variances between actual arrangements made and the recommendations of the Village Chief of Police.
7. No activity shall be carried on before 8:00 am or after 10:00 pm.
8. Applications shall be considered by the Board in the order in which completed applications are submitted to the Municipal Manager. Permits may be granted to two or more non-profit organizations from Woodstock for the same date and/or times provided the granting of such permits shall not cause a conflict in the use of any portion of the Village Green.
9. Consideration may be given as to whether an applied for activity, if permitted, would unreasonably restrict the public access to and use of the Village Green.
10. All arrangements for and expenses relating to maintenance of the Village Green immediately before, during, and immediately after a permitted activity and traffic control during a permitted activity, shall be the responsibility of the permittee.

11. Any damage to the Village Green occurring in connection with an activity permitted hereunder shall be repaired at the expense of the permittee. At the option of the Board, any repair so required shall be arranged by the Board or by the permittee.

I have read and understand the above restrictions and conditions and agree to any additional conditions established by the Board of Trustees.

Applicant signatures: E. Seton L. McAlroy

Date: 12/2/2024

Please call or email completed permit to:

Town of Woodstock

PO Box 488

Woodstock, VT 05091

Permits@townofwoodstock.org

FOR OFFICE USE ONLY

This permit was:

Approved

Denied

Additional conditions: _____

Municipal Manager: _____

Date: _____

Permit #: _____

**Village of Woodstock
Permit for Banner on Village Green**

Application date: 10/26/2024 Event name: Pride of Woodstock
Name of non-profit organization: Pride of Woodstock
Address:

Dates requested for banner: 6/2/2025 - 6/8/2025 Date of event: 6/5/2025-6/7/2025

Individual requesting permit:

Name: Seton McIlroy Title: Co-Chair, Pride of Woodstock
Phone: 703-307-5339
Mailing address:
Email: seton.L.mciLroy@gmail.com

An application fee of \$50.00 must accompany this application.

Fee paid: _____ Cash/Check/Online:

Received by:

Banner requirements:

- 2 banners (one to place at each end of the Green)

All banners must be:

- Less than 9' long x 30"-36" wide
- Have grommets and wind slots

Please be advised that applications must be approved by the Village Trustees. The Trustees meet the 2nd Tuesday of each month. Applications are due the Wednesday prior to the meeting. In order to get your approval in a timely manner, please get permits in early to guarantee they are placed on the agenda. If you turn the application in late your permit will not be considered.

If approved, please bring your banner to the Woodstock Town Hall Municipal Office so we can have our Village Highway crew put up the banners for you.

I have read and understand the above restrictions and conditions and agree to any additional conditions established by the Board of Trustees.

Applicant signature: E. Seton L. McIlroy Date: 11/22/2024

FOR OFFICE USE ONLY

This permit was:

- Approved
- Denied

Additional conditions:

Municipal Manager: _____

Date:



Dear Woodstock Village Board of Trustees,

The Pride of Woodstock would like to ask your permission to place rainbow Pride flags in all of the flag holders attached to the parking meters on Central and Elm Streets from Friday, June 6th - Sunday, June 8th.

We will be responsible for placing the flags in the holders on Friday and removing them on Sunday.

We are happy to answer any further questions or concerns you have before or at the Trustees meeting.

Best,

Gabe DeLeon & Seton McIlroy
Co-Chair of The Pride of Woodstock

prideofwoodstockvermont@gmail.com

Town/Village of Woodstock
Application for a permit to hold a parade or event on public streets or highways

Pursuant to Title 24 V.S.A. Section 2291 (5) the Legislative Board of the Village/Town of Woodstock herewith regulates the use of public highways for parades and/or events.

Event: High Heel Race
Parade/event date: June 7 Start time: 9:00am
End time: 11:00am
Applicant/organization: Pride of Woodstock
Telephone: 703-307-5339
Email: prideofwoodstockvermont@gmail.com
Mailing address: PO Box 181 Woodstock, VT 05091

Contact person: Seton McIlroy
Best contact number: 703-307-5339
Location of assembly & beginning of event: In front of Gillinighams

Route of public highways: On Elm Street

*Attach map showing route

Traffic control (if any): Close roads at the intersections of Elm and Central, Elm and Pleasant and Elm and River

Estimated number of participants: 50

Authorized representative signature: E. Seton L. McIlroy
Print: Seton Mc Ilroy

Conditions: Include Certificate of Insurance naming the Town of Woodstock as additional insured in the amount of \$2,000,000.

Please mail or email completed application to:
Town of Woodstock
PO Box 488
Woodstock, VT 05091

permits@townofwoodstock.org

OFFICE USE ONLY

This permit is:
☐ Approved
☐ Denied

Additional conditions: _____

Municipal Manager: _____
Date: _____

STR Update

According to GovOS, there are currently 25 properties in the Village classified as Short-Term Rentals, meaning they have advertised as an STR in the recent past. As of December 5, 2024, 12 of the 25 were actively listing their properties for rent as short-term rentals.

We have received 10 applications for STR registrations under the new Village Ordinance which commences 1/1/25. The application window will stay open until all 110 spots are filled.

QUITCLAIM EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT the Village of Woodstock, a Vermont municipal corporation with its offices in the Village of Woodstock, County of Windsor, and State of Vermont, GRANTOR, in the consideration of Ten and More Dollars paid to its satisfaction by Amos & Ginger, LLC, a Vermont limited liability company with a principal place of business in the Village of Woodstock, County of Windsor, and State of Vermont, GRANTEE, by these presents, RELEASED, REMISED, AND FOREVER QUITCLAIMED unto GRANTEE a non-exclusive easement in gross over, upon and through the Easement Area (as defined below) to Amos & Ginger, LLC, subject to the terms and conditions set forth hereinafter (the "Easement"), the Easement being more particularly described as follows, viz:

Being an easement over, upon and through a portion of the parking lot on SPAN# 786-250-11929 (the "Property"), all as more particularly shown as the "Easement Area" on the drawing attached hereto as Exhibit A, for the sole purpose of constructing, installing, maintaining, repairing, and operating a _____ gallon propane tank, protective bollards, a trash/recycling storage area, and related landscaping (the "Improvements") in connection with the operation of a business on the premises known and designated as 33 Central Street in the Village of Woodstock, County of Windsor, and State of Vermont.

Being also a temporary construction easement extending five feet (5') from all sides of the Easement Area for the purposes of initial construction and installation of the aforesaid Improvements, which temporary easement shall expire upon completion of installation and construction of the said Improvements.

GRANTEE, by acceptance of this deed and its execution of the same below, agrees to comply with all terms and conditions set forth below, which terms and conditions shall be binding upon GRANTEE and all persons benefiting from or utilizing the Easement.

1. GRANTEE agrees that any premises of the GRANTOR outside the Easement Area affected by its entry pursuant to this Quitclaim Easement Deed shall be restored as near as reasonably practicable to their condition prior to such entry at its own cost and within a reasonable time.
2. GRANTOR, its successors and assigns, shall have the right to make use of the surface of the Easement Area such as shall not be inconsistent with the use of said Easement Area, but shall place no structures, landscaping or other improvements within said Easement Area other than what exists as of the date hereof which shall prevent or interfere with GRANTEE's ability to use said Easement Area.

3. GRANTEE acknowledges and agrees that GRANTOR has made no representations or warranties, express or implied, regarding: (i) the physical condition of the Easement Area (including but not limited to the presence of hazardous materials and substances or other environmental conditions on or about the surrounding real property on which the Easement Area is located); or (ii) the suitability of the Easement for the allowed use(s) of the Easement. GRANTEE further acknowledges and agrees that: (a) GRANTEE is experienced in land acquisition and development; (b) GRANTEE has conducted all necessary and appropriate inspections of the Easement Area; and (c) GRANTEE accepts the Easement Area and the surrounding real property in "AS-IS," "WHERE-IS," and "WITH ALL FAULTS" condition, and without any warranty, expressed or implied, of any sort from GRANTOR.
4. To the fullest extent permitted by law, GRANTEE shall indemnify, protect, defend (with attorneys reasonably acceptable to GRANTOR) and hold harmless GRANTOR (including GRANTOR's trustees, board members, managers, officers, employees, volunteers, agents, contractors, affiliates, representatives, successors and/or assigns) from and against any and all liabilities, losses, damages, costs, judgments, fines, demands, claims (including, but not limited to, reasonable attorneys' fees, disbursements and court costs and all other professional or consultant's expenses), whether foreseeable or unforeseeable, arising directly or indirectly out of or related to: (a) the use of the Easement Area or the Property on which the Easement Area is located by GRANTEE and/or GRANTEE's agents, representatives, employees, tenants, contractors and/or invitees; (b) the design, construction, installation, maintenance, repair, operation (including improper functioning) of the Improvements or any other improvements installed by or behalf of GRANTEE on the Easement Area or the Property on which the Easement Area is located, or (c) the negligent acts or omissions of GRANTEE or GRANTEE's employees, tenants, agents, representatives, contractors and/or invitees.
5. Hazardous Substances.
 - a. In the case of any Hazardous Substance (as defined below) spill, leak, discharge, release or contamination by GRANTEE or its employees, tenants, servants, agents, contractors, or subcontractors on the Easement Area or any part thereof, or as may be discharged or released in, on or under adjacent property which affects other property of GRANTOR or its tenants, GRANTEE agrees to make or cause to be made any necessary corrective actions to clean-up and remove any such spill, leakage, discharge, release or contamination ("Clean-up"). If GRANTEE fails to repair, clean up, properly dispose of, or take any other corrective actions as required herein within a reasonable time, GRANTOR may (but shall not be required to) take all steps it deems necessary to properly repair, clean up, or otherwise correct the conditions resulting from the spill, leak, discharge, release or contamination. Any such repair, cleanup, or corrective actions taken by GRANTOR shall be at GRANTEE's sole cost and expense, and GRANTEE shall indemnify and pay for and/or reimburse GRANTOR for

any and all costs (including any administrative costs) GRANTOR incurs as a result of any repair, clean up, or corrective action it takes. GRANTEE's obligation to Clean-up Hazardous Substances is without regard to whether the obligation for such compliance is placed on the owner of the land, the owner of the improvements or on the user of the improvements.

- b. GRANTEE shall promptly notify GRANTOR upon discovery of any Hazardous Substances released or spilled by GRANTEE or its employees, tenants, servants, agents, contractors, or subcontractors. Prior to taking any Clean-up action, except in the case of emergency, GRANTEE shall provide GRANTOR with written notification of all Clean-up action GRANTEE proposes to take and the consultants or contractors that will perform such Clean-up action and shall proceed with such action only upon receipt of written approval by GRANTOR, except in the case of spill response required by Environmental Laws (as defined below). GRANTEE shall not perform any Clean-up activities without the express written permission of GRANTOR, unless delay by GRANTOR in approving said Clean-up activities would result in violations of Environmental Laws in which case GRANTEE shall promptly notify and coordinate with GRANTOR with respect thereto. Moreover, GRANTEE shall obtain all necessary permits and approvals needed for these Clean-up activities. GRANTEE shall also promptly repair any damage to the City Property caused by GRANTEE's Clean-up activities. If GRANTEE fails to timely and completely perform the Clean-up required under this Quitclaim Easement Deed, GRANTOR may, but shall not be obligated to, take Clean-up action. GRANTEE shall promptly reimburse GRANTOR for the expenses GRANTOR incurs in providing these Clean-up actions.
- c. As used herein, "Environmental Laws" shall mean laws, ordinances, statutes, rules, regulations, requirements of local, state and federal entities, (whether now existing or hereinafter enacted or promulgated, as they may be amended from time to time) pertaining to environmental regulations, spill prevention, contamination, Clean-up or reporting, and any applicable judicial or administrative requirements thereof including any order or judgments, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601 et seq., ("CERCLA" or "Superfund"); the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et. seq. ("RCRA"); the Clean Water Act, 33 U.S.C. §§ 1251 et seq. ("CWA"); the Clean Air Act, 42 U.S.C. §§ 7401 et seq.; the Toxic Substances Control Act, 15 U.S.C. §§ 2601 et. seq. ("TSCA"); the Hazardous Materials Transportation Act, 49 U.S.C. Appx. §§ 1801 et seq. ("HMTA"); Petroleum Cleanup Fund, 10 V.S.A. § 1941, et seq., or any other applicable federal or state statute or municipal ordinance regulating the generation, storage, use, containment, disposal or Clean-up of any Hazardous Substance (as hereinafter defined) or providing for the protection, preservation or enhancement of the natural environment; any rules or regulations promulgated pursuant to any of the foregoing statutes or ordinances, including but not limited to laws relating to groundwater and surface water pollution, air pollution, transportation, storage and disposal of Hazardous Substances, storm water drainage and

underground and above ground storage tanks, and any amendments, modifications or supplements of any such statutes, ordinances, rules and regulations, and fire department directives and orders.

d. "Hazardous Substance(s)" shall mean:

- i. Any substance the presence of which requires the investigation or remediation under any federal, state or local statute, regulation, rule, ordinance, order, action, policy or common law; or
- ii. Any substance which is or becomes defined as a hazardous waste, extremely hazardous waste, hazardous material, hazardous substance, hazardous chemical, toxic chemical, toxic substance, cancer causing substance, substance that causes reproductive harm, pollutant or contaminant under any federal, state or local statute, regulation, rule or ordinance or amendments thereto, including, without limitation, the CERCLA (42 U.S.C. Section 9601 et seq.) and/or the RCRA (42 U.S.C. Section 6901 et seq.); or
- iii. Any substance which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is or becomes regulated by any governmental authority, agency, department, commission, council, board, or instrumentality of the United States or the State of Vermont; or
- iv. Any substance the presence of which on the Easement Area causes or threatens to cause a nuisance upon the Property or to adjacent properties or poses or threatens to pose a hazard to the health or safety of persons on or about the Property; or
- v. Any substance the presence of which on adjacent properties could constitute a trespass by GRANTEE; or
- vi. Any substance, without limitation, which contains gasoline, aviation fuel, jet fuel, diesel fuel or other petroleum hydrocarbons, lubricating oils, solvents, polychlorinated biphenyls (PCBs) asbestos, urea formaldehyde or radon gases.

6. Insurance.

- a. Prior to commencing any entry upon, use of or activities on the Easement Area or the Property on which the Easement Area is located, GRANTEE (or any contractor or consultant of GRANTEE) shall, at its sole cost and expense, obtain and thereafter at all times maintain a policy or policies of commercial general liability insurance covering GRANTEE's use of the Easement Area pursuant to this Quitclaim Easement Deed, which (a) includes, but is not limited to, coverage for personal injury, property damage, environmental damages and associated fines, (b) includes the obligation (as described above) to indemnify, protect, defend and hold

harmless GRANTOR, and to pay all claims or settlements in law or in equity occasioned or arising out of the existence of any improvements, (c) contain commercially reasonable and prudent policy limits, (d) name GRANTOR and any other parties reasonably designated by GRANTOR as additional insureds, and (e) include contractual liability coverage.

- b. GRANTEE shall obtain and keep in force property insurance coverage in the amount of the full replacement cost of the Improvements and any other improvements to the Easement Area and any personal property of GRANTEE stored or maintained on the Easement Area. GRANTEE hereby waives all rights of recovery against the GRANTOR and GRANTOR's representatives, employees and contractors on account of loss and damage occasioned to GRANTEE that is or would be covered by the property insurance required of GRANTEE under this Quitclaim Easement Deed or any other policy of property insurance actually carried by GRANTEE. GRANTEE shall give notice to the applicable insurance carrier(s) of this waiver of subrogation rights. Upon request by GRANTOR, GRANTEE shall provide GRANTOR with reasonable evidence of such required insurance.
7. GRANTEE shall be solely responsible for the design, construction, operation, repair and maintenance of the Improvements and any other facilities or improvements constructed, operated and/or maintained by GRANTEE on the Easement Area. GRANTEE shall construct, install, operate and maintain the Improvements and any other facilities or improvements it constructs, maintains or operates on the Easement Area in compliance with all applicable laws and regulations. GRANTEE shall conduct periodic routine maintenance (including preventative maintenance) on the Improvements and any other facilities or improvements and expeditiously perform any repairs after commencement of said repairs.
8. GRANTEE shall at all times keep the Easement Area and the Property on which the Easement Area is located free and clear of any and all claims for mechanic's and/or materialman's liens and any and all other liens or encumbrances arising out of any use, work or improvement to the Easement Area conducted by or on behalf of GRANTEE.
9. GRANTEE, at GRANTEE's sole cost and expense, shall be responsible for removing any and all improvements to the Easement Area installed by or on behalf of GRANTEE prior to the termination of this Easement.
10. GRANTEE, at GRANTEE's sole cost and expense, shall be responsible for having a fully-executed and acknowledged original of this Quitclaim Easement Deed recorded in the Land Records of the Town of Woodstock. Upon such recordation, GRANTEE shall promptly provide GRANTOR with a true and correct copy of the recorded Quitclaim Easement Deed.

In the event GRANTEE shall fail to fulfill any obligation set forth herein after ten (10) days' advanced written notice to cure from GRANTOR, GRANTOR shall be entitled (a) to perform said obligations and to charge all costs thereof against

GRANTEE; (b) to seek injunctive relief and any other relief available at law or in equity for breach of this Quitclaim Easement Deed; and (c) to recover all costs incurred by GRANTOR in securing performance or damages, including reasonable attorney's fees.

In the event GRANTOR assigns or transfers the rights and obligations set forth herein to any successor or assign, the conditions and terms herein shall be binding upon and inure to the benefit of said assigns.

GRANTEE acknowledges and agrees that GRANTOR has made no representations or warranties, express or implied, regarding the state of title of the Property or the Easement Area. GRANTEE acknowledges and agrees that this Quitclaim Easement Deed is subject to all, if any, valid and existing mortgages, deeds of trust, ground leases, occupancy leases, easements, restrictive covenants, and reservations and other instruments now of record against the Property that affect or that are otherwise senior and superior in interest to this Quitclaim Easement Deed.

GRANTOR retains the right to grant other easements, licenses and/or to lease portions of the Easement Area and the Property to third parties, provided that such additional use(s) do not unreasonably interfere with GRANTEE's use and enjoyment of this Easement.

GRANTOR may terminate this easement and require any facilities or improvements be relocated, at GRANTOR's sole expense, on nine (9) months' advanced written notice.

GRANTEE shall pay SIX HUNDRED DOLLARS (\$600.00) to GRANTOR annually, beginning on September 1, 2025, and on each anniversary thereof. GRANTOR may increase such amount by up to two percent (2%) on or after September 1, 2030, and such amount may thereafter be increased any number of times by up to two percent (2%) on or after a date that is at least five (5) years from the last increase. Should GRANTEE fail to pay the amount due to the GRANTOR annually, then it shall constitute an event of default hereunder, and notwithstanding any other provision in this Quitclaim Easement Deed (and not limiting any of GRANTOR's remedies under law or as established herein, whether related to payments or otherwise), GRANTOR may give GRANTEE 30 days' advanced written notice of its need to cure said default. Should GRANTEE not remit such amount within said thirty-day cure period, then GRANTOR may record a written notice of termination of this easement in the Land Records of the Town of Woodstock, which shall be conclusive evidence of termination of this Quitclaim Easement Deed.

Reference is further made to the above-mentioned instruments, deeds and plans, the records thereof and the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed rights and easements, with the appurtenances thereof, to the said GRANTEE forever; and the

GRANTOR, the Village of Woodstock, for itself and its successors and assigns, does covenant with the said GRANTEE, **Amos & Ginger, LLC**, that from and after the ensealing of these presents, it will have and claim no right, title or interest in or to said quitclaimed premises, except as aforesaid.

[Remainder of Page Intentionally Blank.]

DATED this ____ day of December 2024.

GRANTOR:

Village of Woodstock

By: _____
Duly Authorized

STATE OF VERMONT
WINDSOR COUNTY, SS

At Village of Woodstock, this ____ day of December 2024, personally appeared _____, Manager and duly authorized representative of Village of Woodstock and s/he acknowledged this instrument, by her/him sealed and subscribed, to be her/his own free act and deed and the free act and deed of Village of Woodstock.

Before me _____
Notary Public
Commission#:
Commission Expires: 01/31/2025

GRANTEE:

Amos & Ginger, LLC

By: _____
Duly Authorized

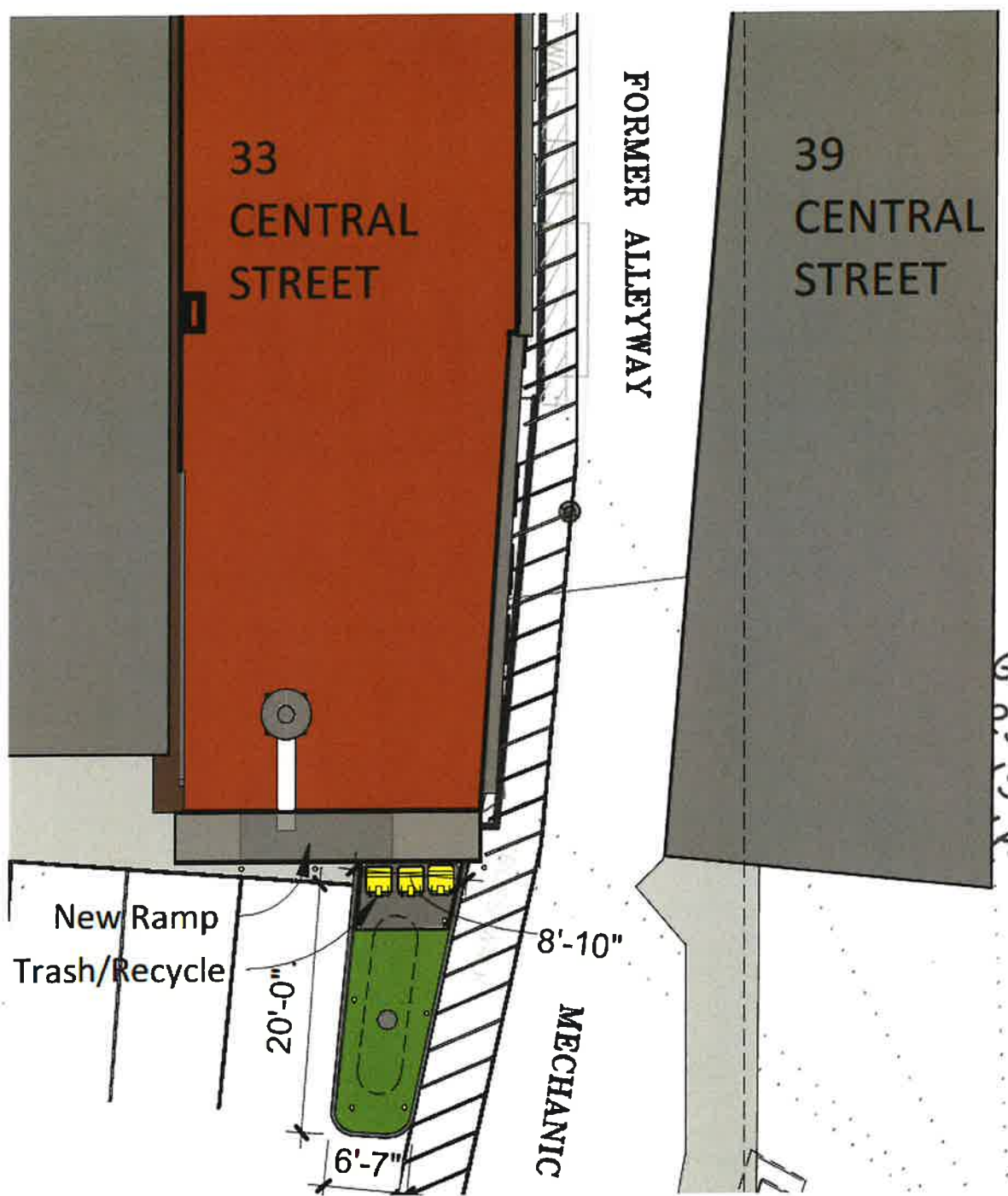
STATE OF VERMONT
WINDSOR COUNTY, SS

At Village of Woodstock, this ____ day of December 2024, personally appeared _____, duly authorized representative of Amos & Ginger, LLC and s/he acknowledged this instrument, by her/him sealed and subscribed, to be her/his own free act and deed and the free act and deed of Amos & Ginger, LLC.

Before me _____
Notary Public
Commission#:
Commission Expires: 01/31/2025

EXHIBIT A

EXHIBIT A TO QUITCLAIM DEED OF EASEMENT FROM VILLAGE OF WOODSTOCK



Easement Area

**Village of Woodstock
Board of Trustees Meeting
November 12th, 2024
6:30PM
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Seton McIlroy, Jeffrey Kahn, Brenda Blakeman, Frank Horneck, Lisa Lawlor

Staff: Eric Duffy, Kitty Mears Koar

Public: Lisa Putnam, Meghan Landis, Jon Spector, Dennis Wright, Beth Finlayson, Mike Purvis

Call to order

1. Chair Seton McIlroy to call the November 12th Village Trustees meeting to order at 6:30PM

B. Additions and Deletions – None

C. Citizen's Comments – None

D. Reports

Manager's Report (6:33PM)

Eric Duffy discussed the Town Selectboard's positive vote for the water system and upcoming capital projects.

Eric Duffy mentioned the start to the FY26 budget process and the joint meeting with the Selectboard scheduled for November 13th at 5:30pm.

Financial Report (6:35PM)

Eric Duffy provided a financial update, noting delays in refunding certain police revenue and expenses being 31.9% of the year.

Jeffrey Kahn inquired about police revenue moving violations, and Eric Duffy agreed to investigate it.

Lisa Lawlor suggested a public service announcement about court hours to address parking issues.

Police Chief Update (6:38PM)

Police Chief was not present, packet contained the parking meter revenue

October Parking Meters

Kiosk- \$9,944.25

Meter's \$6,159.04

Park Mobil \$12,345.00

Total: \$28,448.29

E. Votes

Bookstock 2025 (6:39PM)

Trustees discussed and approved the Bookstock permit pending the arrival of the certificate of insurance.

Motion: By Jeffrey Kahn approve the Bookstock permit pending the arrival of the certificate of insurance. (6:56PM)

Seconded: by Frank Horneck

Vote: 5-0-0, passed

Bridgewater Volunteer Fire Department – bake sale (6:57PM)

Seton McIlroy introduced the Bridgewater Volunteer Fire Department's application to sell pies on the Green.

The Trustee's discussed fee structure for use of the Green, potentially waving the fee for a non-profit.

Motion: By Chair Seton McIlroy to approve permit for the Bridgewater fire Department to sell pies on November 27th pending the change to the certificate of insurance. (7:03PM)

Seconded: by Jeffrey Kahn

Vote: 5-0-0, passed

Planning Commission – Meghan Landis (7:10PM)

Megan Landis introduces herself and expresses her interest in joining the Planning Commission.

Trustees ask Megan questions about her interest in the Planning Commission.

F. Discussion

Little White Church on the Green (7:15PM)

Dennis Wright presents his proposal to display the church that plays holiday music on the Green during the holiday season.

Trustees expressed concerns about promoting religion on public land and discussed alternative locations and potential modifications to the church's appearance.

Fall Foliage Review (7:33PM)

Lisa Lawlor and Kitty Mears Koar presented the fall foliage review, highlighting the collaboration with the EDC and the challenges faced during the event.

Recommendations included having a single contact person for vendors, improving electricity access, and better communication between town management and vendors.

Trustees discussed the importance of having a dedicated group for planning and implementing fall foliage events.

Kitty Mears Koar and other trustees provided additional comments and suggestions for improving the event experience.

Trustees agreed to start discussions about the next fall foliage event in March and to consider the recommendations presented.

Wassail Parade (7:55PM)

The Wassail committee meets every two weeks until Wassail weekend.

The committee is planning on having a welcome to Wassail Welcome Walk Friday at 4:30PM, meeting at the East End Park. There will be bells, a bagpiper and electric tea lights. Seton Mcllory and Beth Finlayson discussed the logistics of the parade, including the bridge closure times and the need for a detailed safety plan.

Beth Finlayson confirmed that traffic will be blocked on River Street, and only driveways will be accessible.

Lisa Lawlor and Frank Horneck discussed the need to notify residents about road closures and accommodations.

33 Central Easement (8:11PM)

Eric Duffy provided an update on the 33 Central easement, mentioning that the trustees need to decide if they want to move forward with the project.

Jeffrey Kahn raised a concern about parking access with stanchions in place.

Mike Purvis assured us that stanchions can be placed to allow car doors to open.

Lisa Lawlor asked about financial compensation for the easement, and Eric Duffy mentioned that legal fees are covered.

Frank Horneck and Jeff Kahn discussed the value of the land and the need for compensation.

Brenda Blakeman and Seton Mcllroy suggest a three to five-year contract with a review period.

Motion: By Jeffrey Kahn to accept the quit claim easement deed as presented. (7

Seconded: Brenda Blakeman (8:39PM)

Vote: 2-3-0

Chair Seton Mcllroy mentioned adding a stipulation of 5 years and discussing a fee.

Parking update ordinance (8:37PM)

Eric Duffy provided an update on the parking changes, mentioning that the trustees voted on a resolution in July.

Eric Duffy clarified that the trustees should have voted on an ordinance instead of a resolution.

The Trustees discussed the changes to the parking ordinance and the need for a 45-60 day waiting period before it goes into effect.

Motion: By Chair Seton Mcllroy approve parking ordinance Title 8 Chapter 3

Section 8322 (8:41PM)

Seconded: Jeffrey Kahn

Vote: 5-0-0 passed

FY26 Budget Discussion (8:41PM)

Eric Duffy provided a quick overview of the FY 26 budget, mentioning that there will be a detailed presentation at the next meeting.

Eric Duffy highlighted the goal of following the goals and objectives created for the budget.

The Trustees agree, to move forward with the budget discussion and prepare for the next meeting.

F. Executive Session 1 V.S.A 313

Motion: By Chair Seton McIlroy enter Executive Session 1 V.S.A 313 (8:43PM)
Seconded: Frank Horneck
Vote: 5-0-0 passed (returned 9:04PM)

G. Other Business

H. Approval of Minutes

10.8.24

10.17.24

Motion: By Chair Seton McIlroy approve the minute of 10.08.24, 10.17.24
(9:05PM)
Seconded: Jeffrey Kahn
Vote: 5-0-0 passed

J. Adjournment

Motion: by Chair McIlroy to adjourn the meeting at (9:05PM)
Seconded: by Frank Horneck
Vote: 5-0-0, passed.

*Respectfully submitted,
Kitty Mears Koar*

**Village of Woodstock
Board of Trustees Meeting
November 21st, 2024
8:15AM
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Seton McIlroy, Jeffrey Kahn, Frank Horneck, Lisa Lawlor

Staff: Eric Duffy

Public: Eliza Laffin, Will Ladd, Kathy Avellino

Call to order

1. Chair Seton McIlroy to call the November 21st Village Trustees meeting to order at 8:15AM

B. Additions and Deletions

Discussion of the December 10th Bond

C. Citizen's Comments – None

D. Votes

Reallocation of ARPA Funds

ARPA funds need to be under contract by December 31st of this year.

Eric Duffy mentioned the need to reallocate \$5,000 in ARPA funds which was a surplus from High Street paving, paving costs were \$5,000 less than expected, to the footbridge projects due to higher-than-expected quotes.

Quotes for footbridges are discussed. Original allocation was approx. \$34,000- quotes were \$18,000 and \$30,000, totaling \$48,000. \$5,000 from High Street paving is going to offset costs, remaining balance to come from capital reserves from public works.

Motion: By Jeffrey Kahn to allocate \$5,000 from the High Street paving towards the remaining balance of the footbridge repairs. (8:19AM)

Seconded: Lisa Lawlor

Vote: 4-0-0 passed

33 Central Easement Contract (8:20AM)

Seton McIlroy discussed the details of the 33 Central easement, including a \$50 monthly rent for a five-year contract.

Will Laid from 33 Central proposed a fee payable 8 months after the tank goes into the ground or a reduced fee of \$25 for the first year after the tank goes in the ground with \$50 thereafter, citing the expected one-year construction timeline.

Jeffrey Kahn and Lisa Lawlor discussed the importance of having a penalty clause in the contract for non-payment.

Brenda Blakeman's suggestions are considered, including paying annually and starting the fee immediately upon the tank being installed.

The final agreement includes a \$600 annual fee starting September 1st, with a five-year contract and a penalty for non-payment.

Kathy Avellino commented about the liability of the propane tank.

F. Discussion

Wassail Safety and Logistics plan (8:40AM)

Beth Finlayson provided a detailed map and list of safety and logistics for the parade and covered bridge festival.

Key points include police and volunteer presence, barricades, and traffic control measures.

Discussion on crowd control and insurance coverage for the horses in the parade.

The importance of clear communication with residents and businesses is highlighted.

Discussion on the need for temporary parking restrictions and the coordination with local police and fire departments.

Discussion of the December 10th Bond

The Trustee Meeting on December 10th is on the same day as the bond vote for the capital projects. Discussion of potential moving the meeting.

The Trustee's decided to move the meeting to December 12th at 6:30PM

A. Executive Session 1 V.S.A 313

Motion: By Chair Seton McIlroy enter Executive Session 1 V.S.A 313 (8:57AM)

Seconded: Jeffrey Kahn

Vote: 4-0-0 passed (returned 9:14AM)

B. Other Business

J. Adjournment

Motion: by Jeffrey Kahn to adjourn the meeting at (9:14AM)

Seconded: by Frank Horneck

Vote: 4-0-0, passed.

*Respectfully submitted,
Kitty Mears Koar*