

Village of Woodstock
Board of Trustees
June 9th 2026 at 6:30PM
Town Hall & Zoom
Agenda

A. Call to order

B. Additions and Deletions to posted agenda

C. Citizens' Comment – Three Minute Maximum Limit Per Resident

D. Reports

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

E. Votes

- a. Prouty Ultimate -Parade
- b. Music on the River – extension of permit
- c. Wesley Henning- Use of Gore
- d. Historical marker for Vail Field
- e. Judy Flemming – East End park
- f. Rotary Plaque

F. Discussion

- a. Bookstock Recap
- b. Short term rental Update
- c. Wassail Prep
- d. Foliage Non-Profit Food Plan
- e. Electronic signs on 106 and route 4
- f. Municipal Employee Parking Pass
- g. Fire risk on Mount Peg
- h. 33 Central Street Easement

G. Approval of Minutes

05.04.26

H. Adjournment

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.

06/05/26
10:52 am

WOODSTOCK TOWN General Ledger
Current Yr Pd: 12 - Budget Status Report
VILLAGE GENERAL FUND

Account	Budget	Actual	Actual % of Budget
2-400 REAL ESTATE TAX REVENUE			
2-4001-000 Real Estate Taxes	764,197.13	764,197.13	100.00%
2-4009-000 National Park Land Trust	14,600.00	14,500.00	99.32%
Total REAL ESTATE TAX REVENUE	778,797.13	778,697.13	99.99%
2-401 HIGHWAY REVENUE			
Total HIGHWAY REVENUE	0.00	0.00	0.00%
2-402 FEES & PERMITS			
2-4025-000 Use of Green	1,000.00	1,550.00	155.00%
2-4026-000 Curb Cuts Permits	300.00	275.00	91.67%
Total FEES & PERMITS	1,300.00	1,825.00	140.38%
2-404 SHORT TERM RENTAL ENFORCE			
2-4041-000 Registrations	25,000.00	12,900.00	51.60%
2-4042-000 Fines	50.00	0.00	0.00%
Total SHORT TERM RENTAL ENFORCE	25,050.00	12,900.00	51.50%
2-405 PLANNING & ZONING			
2-4051-000 Zoning Permits	50,000.00	39,066.41	78.13%
2-4052-000 Zoning Maps & Regulations	0.00	10.00	100.00%
2-4053-000 Yard Sale Permits	50.00	40.00	80.00%
Total PLANNING & ZONING	50,050.00	39,116.41	78.15%
2-406 POLICE REVENUE			
2-4061-000 Parking Fines	30,000.00	30,336.00	101.12%
2-4062-000 Parking Meter Revenue	60,000.00	36,246.28	60.41%
2-4063-000 Police Contracts	10,400.10	6,785.00	65.24%
2-4064-000 Misc Police Revenue	2,500.00	42,114.17	1,684.57%
2-4065-000 Moving Violations - VTTC	35,000.00	3,168.23	9.05%
2-4066-000 False Alarms	3,000.00	0.00	0.00%
2-4067-000 Town Services	473,270.67	394,392.23	83.33%
2-4068-000 Courthouse parking	9,270.00	30,070.20	324.38%
2-4069-000 CreditCardsPermitsParking	98,000.00	113,333.07	115.65%
Total POLICE REVENUE	721,440.77	656,445.18	90.99%
2-407 INTEREST INCOME			
2-4071-000 General Interest Income	32,500.00	22,730.10	69.94%
Total INTEREST INCOME	32,500.00	22,730.10	69.94%
2-409 MISCELLANEOUS			
2-4091-000 Miscellaneous Revenue	4,000.00	7,145.92	178.65%
2-4098-000 Prior Year Adjustments	1,700.00	0.00	0.00%

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VILLAGE GENERAL FUND

Account	Budget	Actual	% of Budget
Total MISCELLANEOUS	5,700.00	7,145.92	125.37%
2-41 EAST END			
2-4101-000 East End Revenue	2,800.00	3,600.00	128.57%
Total EAST END	2,800.00	3,600.00	128.57%
2-43 IRENE RECOVERY REVENUE			
Total IRENE RECOVERY REVENUE	0.00	0.00	0.00%
2-44 GRANT REVENUE			
2-4414-000 DUI Enforcement Grant Rev	15,000.00	10,553.02	70.35%
Total GRANT REVENUE	15,000.00	10,553.02	70.35%
2-470 TRANSFERS IN			
2-4702-000 Transfer from Trustee	0.00	3,400.00	100.00%
Total TRANSFERS IN	0.00	3,400.00	100.00%
2-480 COMMUNITY CONTRIBUTIONS			
Total COMMUNITY CONTRIBUTIONS	0.00	0.00	0.00%
Total Revenues	1,632,637.90	1,536,412.76	94.11%
2-500 SPECIAL ARTICLES			
2-5001 GRANTS/CONTRIB-TRUST FUND			
Total GRANTS/CONTRIB-TRUST FUND	0.00	0.00	0.00%
2-5002 GRANTS/CONTRIB-GENL FUND			
Total GRANTS/CONTRIB-GENL FUND	0.00	0.00	0.00%
Total SPECIAL ARTICLES	0.00	0.00	0.00%
2-501 ADMINISTRATION			
2-5011 TRUSTEES			
2-5011-100 Salaries & Wages	3,750.00	3,750.00	100.00%
2-5011-197 Employer healthcare cost	165,853.61	185,048.50	111.57%
2-5011-198 CCC Tax Village	2,982.72	3,087.87	103.53%
2-5011-199 Employer Paid Benefits	230.00	286.90	124.74%
2-5011-302 Legal Fees	5,000.00	44,649.23	892.98%
2-5011-603 Dues, Subs & Meetings	100.00	140.94	140.94%
2-5011-612 Printing Village Report	1,500.00	1,025.00	68.33%
2-5011-613 Tree Fund	10,000.00	10,645.00	106.45%

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2-5011-615 Advertising	1,000.00	892.80	89.28%
2-5011-616 WES Parking lot	1,000.00	0.00	0.00%
2-5011-815 Insurance	97,125.00	69,159.69	71.21%
Total TRUSTEES	288,541.33	318,685.93	110.45%
2-5012 EXECUTIVE			
2-5012-100 Salaries & Wages	81,750.00	72,918.37	89.20%
2-5012-199 Employer Paid Benefits	16,350.00	6,066.40	37.10%
2-5012-200 Wellness	325.00	0.00	0.00%
2-5012-301 Professional Services	12.50	0.00	0.00%
2-5012-314 IT infrastructure	8,500.00	2,619.24	30.81%
2-5012-602 Meeting/Professional Deve	1,000.00	143.56	14.36%
2-5012-603 Dues, Subs & Meetings	850.00	3,277.78	385.62%
2-5012-615 Advertising	135.00	0.00	0.00%
Total EXECUTIVE	108,922.50	85,025.35	78.06%
2-5013 OFFICE ADMINISTRATION			
2-5013-201 Operating Supplies	1,295.00	580.60	44.83%
2-5013-202 Office Supplies	1,415.00	507.38	35.86%
2-5013-204 Postage	2,000.00	2,740.82	137.04%
2-5013-401 Equip Repairs & Mainte	400.00	313.80	78.45%
2-5013-402 Machinery & Equipment	822.50	0.00	0.00%
2-5013-502 Communications	5,550.00	6,338.67	114.21%
2-5013-503 NEMRC Support/License	837.50	1,452.82	173.47%
2-5013-505 IT - Village	7,750.00	9,565.78	123.43%
2-5013-615 Advertising	700.00	260.40	37.20%
Total OFFICE ADMINISTRATION	20,770.00	21,760.27	104.77%
2-5014 AUDITING			
2-5014-301 Professional Services	16,600.00	15,200.00	91.57%
Total AUDITING	16,600.00	15,200.00	91.57%
2-5015 TREASURER			
2-5015-100 Salaries & Wages	1,500.00	1,269.08	84.61%
2-5015-199 Employer Paid Benefits	100.00	95.14	95.14%
Total TREASURER	1,600.00	1,364.22	85.26%
2-5016 ACCOUNTING			
2-5016-100 Salaries & Wages	41,528.71	35,508.28	85.50%
2-5016-199 Employer Paid Benefits	10,250.00	3,520.46	34.35%
2-5016-301 Professional Services	4,050.00	139.87	3.45%
2-5016-305 Other Purchased Services	456.25	0.00	0.00%
2-5016-603 Dues, Subs & Meetings	125.00	171.65	137.32%
Total ACCOUNTING	56,409.96	39,340.26	69.74%

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2-5018 VILLAGE CLERK			
2-5018-316 Village Clerk Wages	400.00	400.00	100.00%
Total VILLAGE CLERK	400.00	400.00	100.00%
2-5019 CAPITAL RESERVE			
2-5019-937 Compensation Unused Sick/	10,000.00	10,000.00	100.00%
2-5019-938 Tree Fund	5,000.00	5,000.00	100.00%
Total CAPITAL RESERVE	15,000.00	15,000.00	100.00%
Total ADMINISTRATION	508,243.79	496,776.03	97.74%
2-502 HIGHWAY DEPARTMENT			
2-5022 TRAFFIC CONTROL			
Total TRAFFIC CONTROL	0.00	0.00	0.00%
2-5023 HIGHWAY MAINTENANCE			
2-5023-409 Small Tools & Equipment	0.00	89.99	100.00%
Total HIGHWAY MAINTENANCE	0.00	89.99	100.00%
2-5024 SIDEWALK MAINTENANCE			
Total SIDEWALK MAINTENANCE	0.00	0.00	0.00%
2-5025 VILLAGE PARKS			
2-5025-302 Fertilization/tree work E	1,700.00	0.00	0.00%
Total VILLAGE PARKS	1,700.00	0.00	0.00%
2-5026 STREET LIGHTS			
Total STREET LIGHTS	0.00	0.00	0.00%
2-5027 PUBLIC WORKS BUILDING			
Total PUBLIC WORKS BUILDING	0.00	0.00	0.00%
2-5028 HIGHWAY EQUIPMENT MAINT			
Total HIGHWAY EQUIPMENT MAINT	0.00	0.00	0.00%
2-5029 CAPITAL RESERVE			
Total CAPITAL RESERVE	0.00	0.00	0.00%
Total HIGHWAY DEPARTMENT	1,700.00	89.99	5.29%

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2-503 VILLAGE POLICE DEPT			
2-5030 POLICE ADMINISTRATION			
2-5030-100 Salaries & Wages	178,360.00	154,634.85	86.70%
2-5030-107 Educ, EMT Training & Stipend	4,350.00	1,000.00	22.99%
2-5030-199 Employer Paid Benefits	35,672.00	23,858.87	66.88%
2-5030-201 Operating Supplies	1,750.00	5,565.07	318.00%
2-5030-202 Office Supplies	325.00	3,354.76	1,032.23%
2-5030-601 Travel & Transportation	350.00	93.00	26.57%
2-5030-603 Dues, Subs & Meetings	2,100.00	1,155.00	55.00%
2-5030-610 Printing & Binding	200.00	0.00	0.00%
2-5030-615 Advertising	200.00	0.00	0.00%
Total POLICE ADMINISTRATION	223,307.00	189,661.55	84.93%
2-5031 LAW ENFORCEMENT			
2-5031-100 Salaries & Wages	417,000.00	364,190.72	87.34%
2-5031-104 Contract Services	0.00	3,197.00	100.00%
2-5031-107 Local, EMT & Educ Stipend	15,700.00	10,783.25	68.68%
2-5031-199 Employer Paid Benefits	84,930.00	95,369.48	112.29%
2-5031-201 Operating Supplies	900.00	475.72	52.86%
2-5031-206 Weapon Mainte & Supplies	1,460.00	13,721.95	939.86%
2-5031-301 Professional Services	957.00	5,266.65	550.33%
2-5031-306 Uniform Service	3,100.00	13,301.14	429.07%
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	1,397.09	12.26%
2-5031-413 Officer Video Recording	100.00	0.00	0.00%
2-5031-603 Dues, Subs & Meetings	350.00	0.00	0.00%
Total LAW ENFORCEMENT	536,097.00	507,703.00	94.70%
2-5032 POLICE TRAINING			
2-5032-100 Salaries & Wages	13,500.00	25,649.93	190.00%
2-5032-199 Employer Paid Benefits	2,700.00	1,962.08	72.67%
2-5032-601 Travel & Transportation	300.00	0.00	0.00%
2-5032-605 Tuition	2,000.00	1,219.51	60.98%
Total POLICE TRAINING	18,500.00	28,831.52	155.85%
2-5033 POLICE COMMUNICATIONS			
2-5033-304 Dispatch Services	64,730.00	64,730.00	100.00%
2-5033-402 Radio Maintenance	500.00	460.00	92.00%
2-5033-502 Communications	10,000.00	8,282.70	82.83%
Total POLICE COMMUNICATIONS	75,230.00	73,472.70	97.66%
2-5034 PARKING METERS			
2-5034-100 Salaries & Wages	30,181.00	14,658.58	48.57%
2-5034-199 Employer Paid Benefits	2,414.48	1,174.80	48.66%

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2-5034-202 Office Supplies	3,050.00	5,308.63	174.05%
2-5034-204 Postage	3,060.00	2,405.65	78.62%
2-5034-210 Computer Software	1,100.00	0.00	0.00%
2-5034-212 CreditCard/Meter Charges	13,000.00	37,014.75	284.73%
2-5034-301 Professional Services	225.00	3,638.28	1,617.01%
2-5034-401 Equip Repair & Mainte	525.00	568.97	108.38%
2-5034-402 CrdtCrd/MterRepair/Replac	500.00	1,312.48	262.50%
2-5034-407 Equipment Purchase	1,050.00	0.00	0.00%
2-5034-409 Small Tools & Equipment	700.00	0.00	0.00%
2-5034-425 NW Library Lot Rent	11,000.00	11,000.00	100.00%
Total PARKING METERS	66,805.48	77,082.14	115.38%
2-5035 POLICE VEHICLE			
2-5035-401 Equip Repair & Mainte	8,850.63	5,624.22	63.55%
2-5035-409 Small Tools & Equipment	950.00	34.14	3.59%
2-5035-503 Fuel	10,400.00	6,469.29	62.20%
Total POLICE VEHICLE	20,200.63	12,127.65	60.04%
2-5036 BUILDING MAINTENANCE			
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	3,679.17	147.17%
2-5036-508 Water/Sewer	500.00	0.00	0.00%
2-5036-703 Building Maintenance	250.00	825.00	330.00%
Total BUILDING MAINTENANCE	9,870.00	4,504.17	45.63%
2-5037 TOWN POLICE SERVICES			
2-5037-306 T Uniform Service	1,250.00	132.93	10.63%
2-5037-401 T Vehicle Repairs & Maint	1,500.00	0.00	0.00%
2-5037-409 T Small Tools & Equip	525.00	0.00	0.00%
2-5037-410 T 4X4 Vehicle Lease	6,850.00	6,676.91	97.47%
2-5037-411 T 4X4 Radio,Lights,Radar	800.00	0.00	0.00%
2-5037-502 Communications	315.00	0.00	0.00%
2-5037-603 Dues, Subs & Meetings	100.00	0.00	0.00%
2-5037-605 T Tuition	750.00	0.00	0.00%
Total TOWN POLICE SERVICES	12,090.00	6,809.84	56.33%
2-5039 CAPITAL RESERVE			
2-5039-933 Police Computer	1,500.00	1,500.00	100.00%
2-5039-934 Radio System	2,000.00	2,000.00	100.00%
2-5039-965 Police Cruiser	30,000.00	30,000.00	100.00%
Total CAPITAL RESERVE	33,500.00	33,500.00	100.00%
Total VILLAGE POLICE DEPT	995,600.11	933,692.57	93.78%

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Robert Densmore

Account	Budget	Actual	Actual % of Budget
2-504 SHORT TERM RENTAL ENFORCE			
Total SHORT TERM RENTAL ENFORCE	0.00	0.00	0.00%
2-507 BOARDS & AGENCIES			
2-5070 PLANNING & ZONING			
2-5070-100 Salaries & Wages	72,000.00	55,327.75	76.84%
2-5070-199 Employer Paid Benefits	13,614.00	4,725.82	34.71%
2-5070-301 Professional Services	16,900.00	7,670.00	45.38%
2-5070-302 Legal Fees	3,200.00	729.80	22.81%
2-5070-406 Equipment Purchase	1,000.00	0.00	0.00%
2-5070-601 Travel & Transportation	1,500.00	255.50	17.03%
2-5070-603 Dues, Subs & Meetings	4,000.00	1,395.16	34.88%
2-5070-615 Advertising	3,200.00	3,316.42	103.64%
2-5070-812 GIS Mapping	480.00	0.00	0.00%
Total PLANNING & ZONING	115,894.00	73,420.45	63.35%
2-5079 CAPITAL RESERVE			
2-5079-934 Update Village-Town Plan	1,200.00	1,200.00	100.00%
Total CAPITAL RESERVE	1,200.00	1,200.00	100.00%
Total BOARDS & AGENCIES	117,094.00	74,620.45	63.73%
2-5091 VILLAGE HWY EXPENSE			
Total VILLAGE HWY EXPENSE	0.00	0.00	0.00%
2-5092 TRUSTEES' CONTINGENCY			
2-5092-801 Unclassified	10,000.00	4,401.68	44.02%
Total TRUSTEES' CONTINGENCY	10,000.00	4,401.68	44.02%
2-5099 CAPITAL RESERVE SPENDING			
2-5099-210 Comp Unused Old Sick/Vaca	0.00	57,757.12	100.00%
2-5099-971 Police Cruiser	0.00	-16,131.95	100.00%
2-5099-972 Polic Vehicle Maint/Equip	0.00	2,103.00	100.00%
Total CAPITAL RESERVE SPENDING	0.00	43,728.17	100.00%
2-5301 LOSS REPAIR EXPENSES			
Total LOSS REPAIR EXPENSES	0.00	0.00	0.00%
2-5303 IRENE RECOVERY EXPENSE			
Total IRENE RECOVERY EXPENSE	0.00	0.00	0.00%

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2-5401 GRANT EXPENSE			
2-5401-829 DUI OP Grant Exp	0.00	7,324.17	100.00%
Total GRANT EXPENSE	0.00	7,324.17	100.00%
2-570 TRANSFERS OUT			
Total TRANSFERS OUT	0.00	0.00	0.00%
Total Appropriations	1,632,637.90	1,560,633.06	95.59%
Total VILLAGE GENERAL FUND	0.00	-24,220.30	
Total All Funds	0.00	-24,220.30	

May 2026

T2 Iris Transaction Summary 06/01/2026 9:55 AM EDT

Ticket #: All
 Coupon Code: N/A
 Transaction Type: All
 Grouping: None

Date/Time: 05/01/2026 12:00:00 AM to 05/31/2026 11:44:59 PM EDT
 Organization: Woodstock VT
 Location: All Locations
 Plate Number: N/A
 Stall Number: N/A

Overall Summary		CASH		CREDIT CARD		PATROLLER CARD		SMART CARD		TOTAL	
Total Collections	93	\$111.15	\$2850.50	1027	\$2850.50	0	\$0.00	0	\$0.00	Total Transactions	1175
Revenue	93	\$111.15	Revenue	1027	\$2850.50	0	\$0.00	0	\$0.00	Total Collections	1120
Change Issued	0	\$0.00								Revenue	1120
Refund Tickets	9	\$6.90									
Total Refunds	0	\$5.90									
Excess Payment	9	\$6.90									
Attendant Deposit	0	\$0.00									

Kiosks - \$ 2961.65
 meters - \$ 2400.90
 Park Mobil - \$ 7099.50
 TOTAL \$ 12,462.05

May 2025 - \$ 9,940.07
 May 2024 - \$ 16,272.00

COL

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: Prouty Ultimate (Fundraiser for Dartmouth Cancer Center)
Parade/event date: Friday, July 10, 2026 Start time: 9:30 am
End time: 12:30pm

Applicant/organization: Friends of Dartmouth Cancer Center
Telephone: 802-999-8566
Email: christopher.mccown@hlthcock.org
Mailing address: One Medical Center Drive, HB 7070, Lebanon, NH 03756

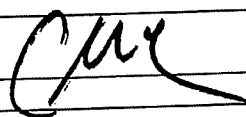
Contact person: Christopher McCown
Best contact number: 802-999-8566
Location of assembly & beginning of event: Dartmouth Green, Hanover, NH

Route of public highways: East on Rt. 12 from Barnard and the out Pomfret Rd. towards Saskadena 6

*Attach map showing route

Traffic control (if any): "Caution Bike Event" sign on Pomfret Road after the first bridge

Estimated number of participants: 125

Authorized representative signature: 
Print: Christopher McCown

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 nnourse@townofwoodstock.org
Nikki Nourse
PO Box 488
Woodstock, VT 05091

OFFICE USE ONLY

This permit is:
 Approved
 Denied

Additional conditions: _____

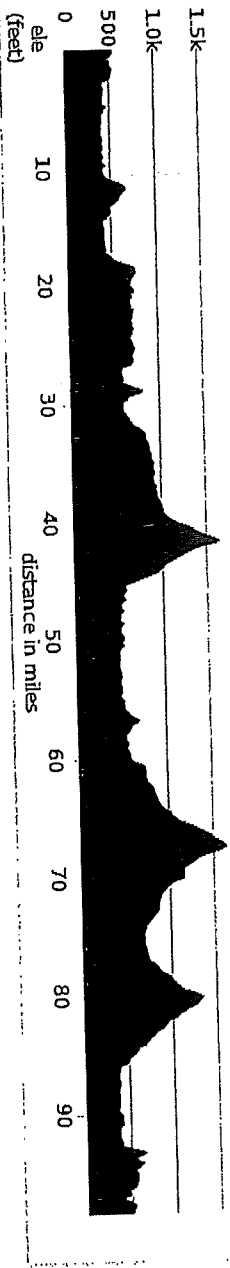
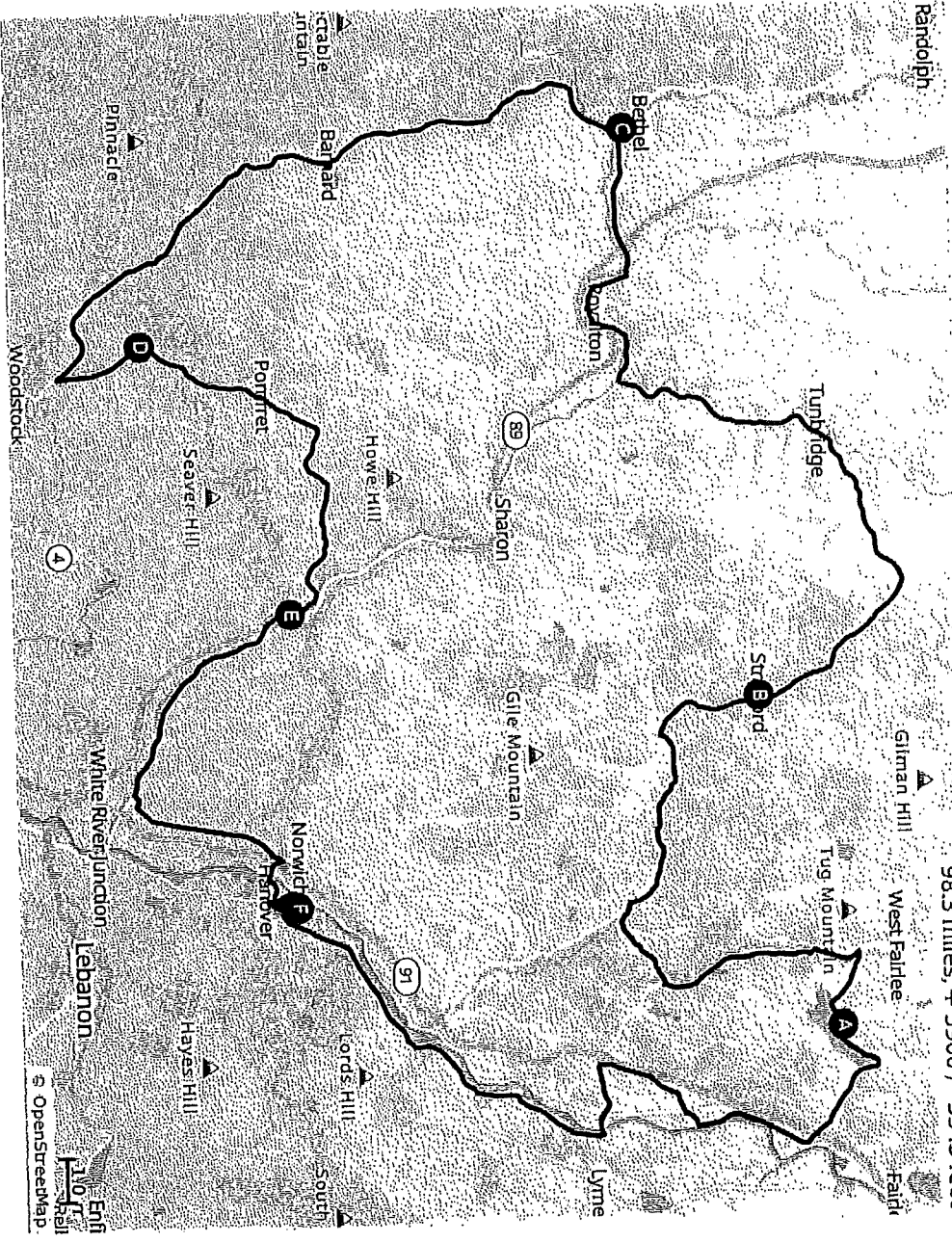
Municipal Manager: _____
Date: _____

Permit # 1-PAR-210-1009



Prouty Ultimate Day 1 100-Mile Route 2026

98.3 miles, + 5900' / - 5949 feet



- A. Camp Horizons SAG
- B. Stratford SAG
- C. Bethel SAG
- D. Pomfret SAG
- E. West Hartford SAG
- F. DOC House



© OpenStreetMap

Prouty Ultimate Day 1 100-Mile Route 2026

Num	Dist	Prev	Type	Note	Next
1.	0.0	0.0	↖	Sharp L	0.0
2.	0.0	0.0	→	R onto North Main Street	0.0
3.	0.0	0.0	←	L	0.0
4.	0.1	0.0	←	L	0.1
5.	0.1	0.1	↖	Slight L	0.0
6.	0.2	0.0	→	R	0.0
7.	0.2	0.0	←	L onto College Street	0.4
8.	0.5	0.4	↑	Continue onto Lyme Road	0.8
9.	1.4	0.8	↗	Keep R onto Lyme Road	0.0
10.	1.4	0.0	↑	At roundabout, take exit 3 onto Lyme Road	0.7
11.	2.1	0.7	↗	Keep R onto Lyme Road	0.0
12.	2.1	0.0	↑	At roundabout, take exit 1 onto Lyme Road	2.7
13.	4.8	2.7	←	L onto River Road	5.3
14.	10.1	5.3	←	L onto East Thefford Road	0.4
15.	10.5	0.4	→	R onto U.S. Route 5	0.1
16.	10.5	0.1	←	L onto Vermont Route 113	1.3
17.	11.8	1.3	→	R onto Latham Road	2.4
18.	14.2	2.4	←	L onto U.S. Route 5	3.1
19.	17.3	3.1	←	L onto Vermont Route 244	3.9
20.	21.2	3.9	i A	Camp Horizons SAG	0.7
21.	21.8	0.7	→	R onto West Fairlee Road	1.3
22.	23.2	1.3	↖	Sharp L onto Vermont Route 113	4.7
23.	27.9	4.7	↘	Sharp R onto Tucker Hill Road	2.3
24.	30.2	2.3	→	R onto Route 132	4.8
25.	34.9	4.8	→	R onto Justin Morrill Memorial Highway	2.3
26.	37.2	2.3	i B	Strafford SAG	8.2
27.	45.4	8.2	←	L onto Vermont Route 110	5.4

45.4 miles. +2683/-2653 feet

Num	Dist	Prev	Type	Note	Next
28.	50.8	5.4	→	R onto Vermont Route 14	3.5
29.	54.4	3.5	←	L onto Vermont Route 107	0.5
30.	54.9	0.5	↗	Keep R onto Vermont Route 107	2.9
31.	57.8	2.9	↖	Slight L onto River Street	0.2
32.	57.9	0.2	<i>i</i> ⓐ	Bethel SAG	1.7
33.	59.6	1.7	←	L onto Creek Road	15.2
34.	74.9	15.2	↙	Sharp L onto Pomfret Road	2.0
35.	76.9	2.0	↗	Keep R onto Pomfret Road	0.0
36.	76.9	0.0	<i>i</i> ⓓ	Pomfret SAG	9.8
37.	86.7	9.8	←	L onto Quechee West Hartford Road	0.1
38.	86.8	0.1	<i>i</i> ⓔ	West Hartford SAG	0.0
39.	86.8	0.0	→	R onto Vermont Route 14	5.8
40.	92.5	5.8	←	L onto Christian Street	2.2
41.	94.7	2.2	←	L onto Christian Street	1.7
42.	96.4	1.7	↗	Keep R onto U.S. Route 5 South	0.1
43.	96.5	0.1	→	R onto Main Street	0.6
44.	97.1	0.6	↙	Sharp L onto Tuck Drive	0.5
45.	97.5	0.5	←	L onto Tuck Mall	0.1
46.	97.7	0.1	←	L onto North Main Street	0.2
47.	97.9	0.2	↑	Continue onto Rope Ferry Road	0.3
48.	98.2	0.3	←	L onto Hilton Field Road	0.0
49.	98.3	0.0	←	L	0.0
50.	98.3	0.0	<i>i</i> ⓕ	DOC House	0.0

52.9 miles. +2908/-2899 feet

CERTIFICATE OF INSURANCE

DATE: June 1, 2025

COMPANY AFFORDING COVERAGE
 Hamden Assurance Risk Retention Group, Inc.
 P.O. Box 1687
 30 Main Street, Suite 330
 Burlington, VT 05401

This certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below.

INSURED
 Dartmouth-Hitchcock Medical Center
 Friends of Dartmouth Cancer Center
 One Medical Center Drive
 Lebanon, NH 03756
 (603)653-6089

COVERAGES

The Policy listed below has been issued to the Named Insured above for the Policy Period notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued. The insurance afforded by the policy is subject to all the terms, exclusions and conditions of the policy. Limits shown may have been reduced by paid claims.

TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS	
GENERAL LIABILITY	0002025-A	7/1/2025	7/1/2026	EACH OCCURRENCE	\$1,000,000
				DAMAGE TO RENTED PREMISES	\$1,000,000
				MEDICAL EXPENSES	N/A
				PERSONAL & ADV INJURY	\$1,000,000
				GENERAL AGGREGATE	\$3,000,000
				PRODUCTS-COMP/OP AGG	\$1,000,000
<input checked="" type="checkbox"/> CLAIMS MADE					
<input type="checkbox"/> OCCURENCE					
OTHER					
PROFESSIONAL LIABILITY	0002025-A	7/1/2025	7/1/2026	EACH CLAIM	\$1,000,000
				ANNUAL AGGREGATE	\$3,000,000
<input checked="" type="checkbox"/> CLAIMS MADE					
<input type="checkbox"/> OCCURENCE					
OTHER					

DESCRIPTION OF OPERATIONS/ LOCATIONS/ VEHICLES/ SPECIAL ITEMS (LIMITS MAY BE SUBJECT TO RETENTIONS)
 As required by contract, this certificate is provided as evidence of insurance only for the "Prouty".

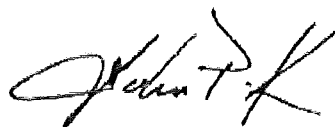
CERTIFICATE HOLDER

Town of Woodstock VT
 Attn: Nicole Nourse
 P.O. Box 488
 Woodstock, VT 05091
 nnourse@townofwoodstock.org

CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 DAYS written notice to the certificate holder named below, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

AUTHORIZED REPRESENTATIVES



011

Use of the Gore Permit
Village of Woodstock

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

Date: 5/6/26

Name of non-profit: Bedsem Cox 2nd COMPANY

Address: BARNARD VT

Name of applicant: Wesley HENNING

Address: 5363 VT 12 BARNARD VT

Telephone number: 802-234-5152

Email: DCDELTA@HOTMAIL.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 meet the 2nd Tuesday of each month at 6:30 pm.

Name of authorized agent who will be attending the meeting: _____

Date of event: OCT 9-11

Time & duration of event: 3 DAY'S

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

Equipment to be used on the Gore: TENT'S

Description of the planned organized activity: Rev WAR event

HENNING-VOGORE-26-005

4. No structures shall be erected or placed within 15 feet of the trunk of any tree in the Gore.
5. Traffic signs and parking meters surrounding the Gore 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 Gore.
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 Gore.
10. All arrangements for and expenses relating to maintenance of the Gore 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 Gore 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: Wen H [Signature]

Date: 5/6/26

Please call or email completed permit to:

Town of Woodstock
 PO Box 488
 Woodstock, VT 05091

permits@townofwoodstock.org

FOR OFFICE USE ONLY

Permit Approved by the Village Trustees:

Approved
 Denied

SEVEN YEARS WAR INC.

Membership Year SEP 2006

Name: Wesley Heredia

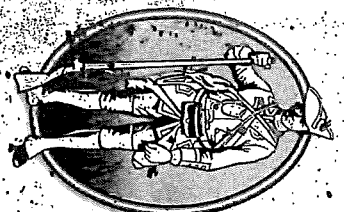
Unit Voting Membership: Yes No

Purchase WY Insurance: Yes No

Policy L201829050

Issued By: [Signature]

www.sevenyearswarinc.org



SEVEN YEARS WAR INC.

Membership Year SEP 2006

Name: Delta Heredia

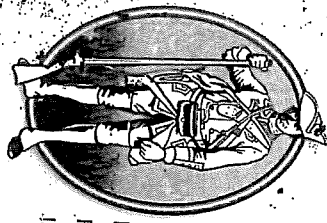
Unit Voting Membership: Yes No

Purchase WY Insurance: Yes No

Policy L201829050

Issued By: [Signature]

www.sevenyearswarinc.org



Application to the Woodstock Village Trustees

Submitted by: Woodstock Area Youth Baseball and Sports (WAYBS)

Date: 5/11/2026

Requested meeting: June 9, 2026

Subject: Proposed State Historical Marker for Vail Field

Woodstock Area Youth Baseball and Sports (WAYBS), a 501(c)(3) nonprofit promoting youth baseball in the greater Woodstock area, respectfully requests time on the Trustees' June 9th agenda to discuss the installation of a state historical marker at Vail Field.

Over the past several months, we have been working with the Vermont Division for Historic Preservation on the possibility of recognizing Vail Field's place in local history. The Division, including State Historic Preservation Officer Laura Trieschmann, is enthusiastic about moving forward pending approval from the Village. The marker would be funded and provided through the state's Roadside Historic Site Marker Program.

We have partnered closely with the Woodstock History Center on the historical research, and with the staff of Woodstock Recreation on siting and logistics. Representatives from Woodstock Rec plan to join us at the June 9th meeting to help present the proposal and answer any questions.

Attached for the Trustees' review:

1. A site sketch showing the proposed marker location at Vail Field
2. A mock-up image illustrating what the finished marker will look like in place (AI generated)
3. The proposed marker text, drafted by State Historic Preservation Officer Laura Trieschmann with input and source material from the Woodstock History Center, as well as the Woodstock Rec Center staff

We appreciate the Trustees' consideration and look forward to the opportunity to share more about this project in person.

Respectfully submitted,

John Malcolm
Co-Founder / Vice President
Woodstock Area Youth Baseball and Sports
802-356-0114
john@woodstockvtbaseball.com
<https://woodstockvtbaseball.com>





Windsorlock
Acetron
Hoqim
POST 58

Chippers

COBGN

STURCHIN
MICH DEL 1450

1942 FIELD



Edited: 4.17.2026

Characters: 769

Vail Field

The legacy of Vail Field is rooted in the story of Henry Vail (1839-1925), a native of Pomfret who achieved prominence as the editor-in-chief and vice president of the American Book Company. In 1895, he donated the land to Woodstock, stipulating it remain a free public space for outdoor recreation. Making the marshy terrain usable in 1897 required extensive drainage and leveling to create a playground and ball diamond. By 1900, the field became the home of the Woodstock Invincibles, a pioneering integrated baseball team led by African American manager Eugene Taylor. Through the stewardship of the Woodstock Improvement Society and generations of local athletes, Vail Field evolved from a rough meadow into a historic community hub for local recreation.

Laura Trieschmann - Vermont Division for Historic Preservation – 2026

PAID \$100.00
check # 5354

COL

VILLAGE OF WOODSTOCK
EAST END PARK APPLICATION

The East End Park is a vibrant and active public space in the Village of Woodstock. Because the Park is nestled by the Ottauquechee River in an area that is both commercial and residential, renters and their guests should be mindful of their surroundings and respect both the neighborhood as well as other users.

The Park may not be completely closed to the public during any event.

Name: Judy Fleming

Organization: _____

Mailing Address: 214 Aspinwall Ave
Brookline, MA 02446

Physical Address: 4278 Route 100A
Plymouth, VT 05056

Phone number: 617-852-4898

email: judetheo@gmail.com

For the purpose of (wedding or event): Day-after wedding breakfast for out-of-town guests

Date of event: July 26, 2026

Start time of event: 10am Hours of event including set up: 9am-1pm

How many people will be attending? 100-150

On-site liaison: Judy Fleming

Phone: 617-852-4898

Certificate of Insurance received by town:

Date received: _____ By: _____

Setup/Cleanup Plans: 15x15tent, folding tables, folding chairs. Trash and recycling bins. Porta potty
lawns games (e.g. cornhole)

Will there be any temporary structures for the event? Yes

If yes, please describe: 15x15 pop up tent. On attached photo, X indicates approximate location of pop-up tent/folding tables with food. Arrow indicates location of lawn games.

Will Lighting or generators be used? no

If yes, please describe and see guidelines below: _____

Will portable toilets be used? yes

FLEMING-EEP-26-004

If yes, please state amount and location: 1-2. See site plan (circle on photo, near parking area)

Will there be sales or handouts of food, beverages, and/or merchandise? food
If yes, please complete following for each vendor (attach a separate sheet if needed):
Vendor name: farmer and the bell
Products: breakfast food, coffee, juice (not for sale)
Location: on folding table under tent

Will there be alcohol at the event? no
Liquor permit received: _____ Approved: _____

Please attach site plan including parking plan to this application

Additional Information: This is a farewell breakfast on Sunday, July 26th, for our out of town guests, following our daughter's wedding on Saturday (July 25th). We anticipate folks will drop by to grab food/coffee and say goodbye before heading out. Some may drive and park, but we are encouraging people who are staying in town (Shire, Woodstock Inn, Vesper, Jimmy's etc) to just walk over.

WHO NEEDS TO GET A RENTAL PERMIT?

A Park rental permit is required if one or more of the following applies:

1. A group of individuals of fifteen (15) or more who use the Park area for a one-time event.
2. Reservation and use of the park for a specific time and date on a continued scheduled basis, such as fitness classes, arts and crafts classes, clubs, and other recurring activities.
3. Use of Park area for an event open to the public.
4. Business functions--examples include, but are not limited to:
 - Sales meeting
 - Personal sports coach
 - Commercial film or photography shoot (A single professional photographer with a portable camera does not require a permit.)
 - Business reception
 - Product demonstration
 - Food booth
5. A sports tournament or event.
6. Any other commercial or fund-raising purposes, including, but not limited to, the sale of goods and services, solicitation of monies, sale of tickets or games of chance, and the use of the park to conduct an activity where the exchange of money for a product or service does not occur directly in the park, such as mass media advertising.

WHO IS ELIGIBLE TO RENT?

- Woodstock and non-Woodstock residents, nonprofit groups and charitable organizations, clubs and classes, business organizations.
- An individual applicant must be at least 18 years of age.

- On-Site Liaison
An on-site liaison person must be identified and must be present and available via cell phone at all times during set-up, tear down, and during the event. This person must have the authority to make decisions on behalf of the event organizer and must be accessible to Town staff, Police, and any other identified authorizer.

PROCESS

Timing

- Applications for permits may be submitted up to 6 months in advance of the event, but no less than 30 calendar days in advance of event.
- Applications for permits for Weddings & Receptions may be submitted up to 1 year in advance but no less than 30 calendar days in advance of event.
- FORMS: Permit Application and Site Plan are due at time of application. (Site Plan template provided)
- PAYMENT: Payment of Application Fee is due at the time the application is submitted. Payment of the Function Fee and Security Deposit, along with the Certificate of Insurance, are due 14 days prior to use. A late fee of 10% will be applied if all fees and required documents are not received 14 days prior. SEE SEPARATE FEE SCHEDULE.
- Fees are payable by cash, local check, or credit card (prevailing fee will be applied).

Approval

- TRUSTEE APPROVAL: Applications are reviewed once a month at the monthly meeting of the Village Trustees. At the discretion of the Trustees, approval may be granted administratively by the Municipal Manager's office, if all conditions are met and no further review is advised.

Applications for permitted Park use, whether commercial, not-for-profit, or private, will be based on the following criteria:

- a. Application is complete with all required information.
- b. Proof of liability insurance accompanies the application.
- c. The proposed activity does not conflict with other public Park uses, impede care and maintenance of the park, or detract from general Park visitor use or enjoyment.
- d. The renter agrees to adhere to all rules, regulations, and processes, and if any past use, has demonstrated observance of these.
- e. There are no previous fees or charges outstanding.

EVENT HOURS

- Events are allowed between the hours of 7 a.m. to 10 p.m. Sunday through Thursday, and 7 a.m. to 11 p.m. Friday and Saturday.

SITE PLAN

- A picture is worth a thousand words! A site plan is required for all events. This plan should be clearly presented and include the date it was prepared (any revised plans must include the date).

- The plan must include the location of all aspects of the event as described in the application. This includes clearly indicating the locations of stages, tents, power supply, hoses, sound systems, vendors, security, water, portable toilets, trash bins, recycling bins and any other structure brought on site.
- All fencing, gates, entrances, and exits, including emergency exits and fire lanes must also appear on the site plan. The access road to the river cannot be obstructed because it is emergency access to the river for the Fire Department.
- Parking for more than the spaces available in the public park & Ride lot must be described.

INSURANCE

- Renters are required to provide a Certificate of Insurance, demonstrating liability coverage for the specified event, specifying the Village of Woodstock as an additional insured.
- Renters who do not maintain liability coverage should investigate TULIP: Tenants' and Users' Liability Insurance Policy that provides special event liability coverage. It is designed for third-party users who do not carry liability insurance and is offered at a low cost. It is event-specific and can also cover vendors, performers, and exhibitors, if needed.

It protects both the institution user (the third party) and the institution against claims by third parties who may be injured or experience damage to property as a result of participating in an event. Events may range from low-risk events such as seminars, receptions, or weddings to high-risk events including festivals and fairs, sports events, or concerts.

SETUP/CLEANUP

- The Park must be maintained in a neat and orderly condition at all times on the date of the activity and, to the extent reasonably possible, during the setup and cleanup time for such activity.
- Vehicles are only allowed at the lower level of the park for unloading/loading purposes, and only on the access road and gravel area—not on the lawn. Any damage done to the grass or other areas of the park is the responsibility of the applicant.
- Any equipment installed on the park in connection with the activity must be installed no sooner than 24 hours prior to the scheduled date of the activity and must be removed no later than 24 hours after the scheduled date of the activity. However, any equipment which can be installed and removed on the day of the activity must be installed and removed on that date. This standard will apply separately to any alternate date not immediately following the scheduled date. Additional fees may apply if set up or cleanup occurs on the day before or the day after the event.
- No structures or tents may be erected within fifteen feet of the trunk of any tree in the park.
- No setup or cleanup activity may be carried out before 7:00AM or after 10:00PM without special arrangements.
- All contractors, suppliers and other persons involved in any way with the event must be advised of these critical times and are required to schedule work accordingly.

- Consideration must be given as to whether an applied for activity, if permitted, would unreasonably restrict the public access to and use of the park.

TEMPORARY STRUCTURES (Tents etc.)

- The location of larger structures such as tents, stages, and portable toilets must be included on the site plan.
- Equipment, such as tents, must be secured using cement blocks or sandbags (i.e., not pegs, spikes, or ropes to trees) unless specifically approved, since there are underground utilities in the park. The organizer will be charged for any damage resulting from unauthorized setup methods.
- Vehicles are only allowed at the lower level of the park for unloading/loading purposes, and only on the access road and gravel area—not on the lawn.
- No structures or tents may be erected within 15 feet of the trunk of any tree in the park.
- Tent size is limited by the available space between the labyrinth and the bottom of the stairway—See designated area on Site Plan template.
- Tents are limited to those that can be secured without stakes or tying to trees.
- If a proposed tent is larger than 15' x 15', this permit is conditional upon review, inspection, and approval by the Fire Department.
- Tents must meet the CPAI-84 standard for flame resistant materials. A manufacturer's label must be attached to the tent stating that it does meet this requirement. If a label is not attached, it will be the user's responsibility to produce documentation from the manufacturer that the tent meets this standard prior to its acceptance.

SIGNS

- No signs or equipment may be attached to or installed on trees or signs in the park or on traffic signs, parking meters, or light poles in the park.
- Marking the ground, trees, or structures in any way is prohibited.
- Traffic signs at the park must not be obstructed.
- Sponsor Signs and Banners: Sponsorship acknowledgment is often required by organizers in order to secure funding for not-for-profit events. Promotional banners and signs must be removed immediately after the event.
- The location of all sponsorship acknowledgement including sponsor vehicles and tents, must be shown on the site plan. The times when sponsor or media representatives will be present on site must also be provided. Sponsor products unrelated to the event must not be sold, though samples may be handed out as a form of promotion.

FOOD TRUCKS AND TRAILERS

- Food Trucks or Trailers must be parked ONLY on the upper parking lot (not on the lawn).
- Food vendors are required to have the appropriate safety and inspection certifications.
- Refer to Vermont state health requirements:
https://www.healthvermont.gov/sites/default/files/documents/pdf/ENV_FL_TempFoodStandRequirements2015.pdf.

ELECTRICITY and GENERATORS

- Electricity is only provided at two receptacle locations, at the pergola and at the bottom of the amphitheater. The maximum load is 20 amps per circuit and two circuits are available. Liability for any equipment that exceeds that load is the responsibility of the renter.
- The Village must approve all uses of temporary lighting. Depending on the level and complexity, a certified electrician may be required to certify that installation and mountings are safe and secure. Temporary lighting must be directed away from the abutting street and properties.
- Use of a generator is permitted.

VEHICLES & PARKING

- To ensure the public's safety and protect structures and planting beds, the following are prohibited within the park: skateboards, rollerblades, bicycles, scooters, Segways, personal motorized devices (such as a hoverboard), and horse-drawn carriages. Driving these vehicles or unauthorized vehicles of any type is prohibited in the park. Motorized personal devices required by persons with impaired mobility are permitted. Park visitors with a bicycle, skateboard, scooter, etc. must dismount and walk with it while in the park.
- A bicycle rack is provided. Bicycles, and other vehicles must not be tied, locked, or otherwise attached to any tree or plant.
- Parking must be limited to public areas designated, unless written permission is obtained from a private landowner.
- Parking is the responsibility of the renter. If sufficient spaces are not available at the park, the Woodstock Elementary School or Woodstock Union High School parking lots may be used in the evenings and on weekends. The renter is responsible for providing any shuttle service offered.
- When sufficient parking is not available on site, parking for more than the available spaces at the park must be described on the site plan.
- The renter may be required to provide adequate volunteers for the purpose of directing patron parking.

ACCESSIBILITY

- Many people with disabilities enjoy using the Park. Designated handicap parking spaces are provided at the upper parking level; from that area users can access the pergola and viewing area. An additional handicap parking space is designated at the lawn level. All renters must keep those spaces clear for handicap access.

SOUND and NOISE

- Music, either amplified or non-amplified, at a public or private event is prohibited between the hours of 10:00 PM and 7:00 AM Sunday through Thursday and 10:00 PM and 7:00 AM Friday and Saturday. [Village of Woodstock noise ordinance 5303]

- Amplified sound for private rentals is limited to a portable music player or sound system, with maximum decibel level of 70, as specified in Village ordinance. No special permit is required for this level of sound. Amplified sound of any other type must be identified in the permit application.
- Absolutely no amplified sound (including sound checks) is allowed before 7:00 AM, or after 10:00 PM.
- Amplified sound must be directed away from the abutting street and properties.
- The proposed location of the sound system and location of all speakers must be identified on the Site Plan.

RESTROOMS

- There are no restrooms on site. For rentals for more than 25 people and lasting more than one hour, portable toilets are required, and must be arranged and paid for by the renter.

SANITATION, TRASH & RECYCLING

- "Carry in & out" is required for all trash and recyclables. Onsite trash receptacles are not intended for events.
- Renter is responsible for the removal of all trash, litter, debris, etc. associated with the event. The renter must make arrangements to supply an adequate number of trash receptacles, and to have trash and other materials removed from the park periodically when full and immediately upon conclusion of the event.
- Recyclables generated at the event (e.g., aluminum cans, glass, plastic, cardboard, etc.) must be collected and appropriately disposed.
- Renter is responsible for compost—that is, to provide a food waste receptacle and to remove all compostable materials at the end of the event.
- Renter is responsible for leaving the facility in an "as good or better condition" than the site was found prior to the start of the event. If the renter fails to perform adequate clean up and/or damage should occur to Park property, the renter will be billed at full cost recovery rates plus overhead for cleanup and repairs.

SALES or HANDOUTS of FOOD, BEVERAGES, and MERCHANDISE

- Food, beverage, and merchandise sales require approval in advance and must be described in your application (vendor name, products, location). Only event-related products may be sold on site. Sponsor products must not be sold during the event unless they too relate directly to the event (e.g., running shoes at a half-marathon).

ALCOHOL

- Alcohol consumption in the park is prohibited except with the prior approval of the Village Trustees. Permits and liability insurance for serving or consuming alcohol at any event must be obtained. All applicable Woodstock and state laws, ordinances, rules, and regulations apply.

PHOTOGRAPHY—Personal

- No permit is needed to photograph in the park if using only handheld equipment or a tripod. If other equipment is planned—or there are any other questions about photography in the park—please consult the Municipal Manager’s office.

PHOTOGRAPHY—Commercial

- A permit is needed for commercial photography or filming so that it can be completed without damaging landscapes or interfering with the experience enjoyed by all visitors. If photography is part of an event, such as Weddings & Receptions, photography is included in the permit.

PHOTOGRAPHY—Drone

- Drone photography is permitted at the park, with liability insurance and following FAA regulations.

SAFETY and SECURITY

- The site layout and installation should reflect considerations for safety hazards for your event. For example, electrical cords should be taped down, and tripping hazards marked. Fire hazards must be avoided.
- A minimum access corridor of 20' in width must be maintained on a street, or anywhere else designated by the Fire Department, to allow access by emergency vehicles. No materials that cannot be quickly removed or displaced (e.g., barricades) can be situated in this corridor.
- The renter has a large degree of responsibility for the behavior of event participants and is responsible for ensuring that appropriate security is in place. The event should be designed to avoid risk of unintended police callouts. Specific costs of such callouts may be assessed to the renter if risk has been identified and inadequately addressed.
- Security personnel should be experienced and capable of handling the situations which they may face. They should be in position at all scheduled times and have emergency protocol and communication in place. Site design and event management (e.g., ticket sales) should also minimize risk of security problems.

DAMAGE

- The renter is responsible for leaving the facility in an “as good or better condition” than the site was found prior to the start of the event. If the renter fails to perform adequate clean up and/or repair should damage occur to Park property, the renter will be billed at full-cost recovery rates plus overhead for cleanup and repairs. At the option of the Village Trustees, any repair required may be arranged by the Board or by the renter.

DOGS

- To ensure clean, safe spaces for a wide variety of users, on-leash and clean-up policies will be enforced within the park.
- Leashed dogs are welcome.

- "Clean up after your pet" practices are required. Dog owners are required to pick up after their dogs and use the trash receptacles provided.

FIRES & FIREWORKS

- BBQs, portable gas grills, heat-generating equipment or materials may not be used in the park.
- Fireworks are not allowed.

Applicant agrees to all conditions and policies set forth in this application:

Signature: Judy Fleming
 Name: Judy Fleming

Date: 11 May 2026

CHECKLIST

- Application fee and security deposit paid?
- Site Plan template completed and submitted?
- Certificate of Insurance submitted?
- Parking plan required.
- Portable toilets required?
- Applicable state health and safety permits obtained?
- Liquor license obtained, if needed?
- Name of On-site Liaison with contact information listed?

RENTAL FEES for EAST END PARK

To keep the East End Park and its amenities in tip-top shape for all users, there are fees associated for all rental reservations. All fees—application fees, function fees, and security deposits—required for permits accrue specifically to a line item in the Woodstock Village budget dedicated solely to East End Park maintenance. These funds help to maintain and restore the park so that it will continue to be enjoyed by all for generations to come.

The following fees are applicable for any rental usage of the East End Park:
 an Application Fee, a Function Fee, and a Security Deposit.

APPLICATION FEE (applicable to ALL rentals)

\$100 for each application

Applications are approved on a first-come, first-served basis. Applications generally need 10 days for processing. The application fee is nonrefundable.

FUNCTION FEE

Standard Rentals (excluding Weddings & Receptions)

The function fee is based on the number of anticipated attendees indicated in the application.

1. Woodstock resident OR Non-Profit/Charitable Organization within the towns of WCSU (Windsor

Central Supervisory Union)

- up to 50 people \$100
- 51-100 people \$200
- 100-175 (maximum)\$300

2. Non-Woodstock resident OR Non-Profit/Charitable Organization outside the towns of WCSU (Windsor

Central Supervisory Union)

- up to 50 people \$300
- 51-100 people \$400
- 100-175 people \$500

3. Commercial rental

Examples of commercial rentals include classes, farmers market, art show, corporate function, product promotions and/or sales, commercial film shoot, "bounce houses" or other kid activities

- Recurring (e.g., classes)
- Nonrecurring events

Weddings & Receptions

Weddings/Receptions have distinct fees and policies not applicable to general group reservations. We

want your special day to be perfect! To ensure that everything runs smoothly, please read the policies

carefully and contact the Municipal Manager's Office with any questions (802-457-3456).

The function fee for Weddings & Receptions is based on the number of anticipated attendees indicated in the application.

1. Woodstock resident

- up to 100 people \$500 plus \$250 security deposit
- up to 200 people (maximum) \$750 plus \$300 security deposit

2. Non-Woodstock resident

- Up to 100 people \$750 plus \$400 security deposit
- Up to 200 people (maximum) \$1000 plus \$500 security deposit

SECURITY DEPOSIT

The security deposit is based on the expected number of anticipated attendees indicated in the application.

The Village of Woodstock reserves the right to keep all or a portion of the paid Security Deposit, if published rules are violated in connection with the rental. Otherwise, the security deposit will be returned within 30 days after date of the rental.

Rental fees may range from \$25 to \$500 at the Trustees' discretion.

September 2020

Attendance Fee

- 0-50 \$100
- 50-100 \$200
- 100-175 \$300

FOOD TRUCK FESTIVALS

The fee for each food truck, trailer, or pop-up is \$150 per day. See specific POLICIES related to these.

RESERVATION POLICIES

In order to hold a requested date, an initial payment of 50% of the Function Fee is required. This amount will be applied toward the balance of the Function Fee. If the renter chooses to cancel or change the rental date, 50% of the Function Fee is transferable to an approved rental date. If the application is not approved, the payment will be refunded. Payments must be made with cash, local check, or credit card (prevailing fee will be applied).

All fees are due 15 days prior to the rental date. If a booking is made within 14 days of the rental date, the entire Function Fee must be paid at that time, in addition to the Application Fee. However, the rental is not confirmed until all necessary pre-event fees are paid, the renter has agreed to the East End Park policies, and the application has been approved by Woodstock Village Trustees, who meet once monthly.

CANCELLATIONS & REFUNDS

Cancellations for any reason are accepted up to 48 hours before the date and time specified in the application. If notice is received in writing or by email during regular business hours of Municipal offices, more than 48 hours in advance, 100% refund of the Function Fee and Security Fee is available. The Application Fee is nonrefundable. Within 48 hours of the specified date and time, no refund is available.

PAYMENT

Payment of Application Fee is due at the time the application is submitted. Payment of Application Fee is due at the time the application is submitted. Payment of the Function Fee and Security Deposit, along with the Certificate of Insurance, is due 14 days prior to use. Fees are payable by cash, local check, or credit card (prevailing fee will be applied)

OFFICE USE ONLY

Application fee received: _____ cash/check _____

Function fee:

Amount: _____ Received: _____ cash/check: _____

Security Deposit:

Amount: _____ Received: _____ cash/check: _____

This permit is:

- Approved
- Denied

Additional conditions: _____

Municipal Manager: _____

Date: _____



K&K Insurance Group, Inc.
P.O. Box 2338
Fort Wayne, IN 46801-2338
Phone 1-800-328-2317
Fax 1-260-459-5502
Claims 1-800-237-2917

Application Date :05/11/2026

Final Summary

**Short Term Special Event
 Single Day Private Event (invitation only)**

Insured Information

Are you an insurance agent or broker? **No**

Named insured (as it should appear on the policy): **Judy Fleming**

Doing business as (DBA):

Contact first name: **Judy**

Contact last name: **Fleming**

Mailing address: **214 Aspinwall Ave**

City: **Brookline** State: **Massachusetts** Zip: **02446**

Phone: **617-852-4898** Fax: Cell:

E-mail: **judetheo@gmail.com**

Website:

This is a new account

Commercial General Liability

Eligibility

Selected operation: **Private Dinner/Lunch/Breakfast/Brunch**

Coverage effective date(s): **07/26/2026**

In what state is the person/organization purchasing this coverage located? **Massachusetts**

Where does the event take place? **Vermont**

What is the estimated attendance of this event? **150**

Is the event held at more than one location? **No**

Has your organization/business had more than \$5,000 in claims over the past 5 years? **No**

Alcoholic beverages are: **Not available at the event**

Does the insured event have any concessionaires, exhibitors or vendors? **No**

Does the event have any of the following activities? **No**

Rides, mechanical amusement devices, inflatable recreational devices, dunk tanks, bungee operations/equipment, Petting zoos or animals owned, rented or hired by the insured, Fireworks/pyrotechnics

Are any of the following events/activities offered? **No**

Activist rallies/marches/protests/literature distribution; Air/Hot air balloon/Aircraft shows, festivals, or events; Battle reenactments; Cannabis related events; Christmas tree sales/lots or pumpkin patches; Circus; Color party, foam party or raves; Concerts, Events, or Festivals involving rap, hip-hop, heavy metal/screamo or techno/electronic (unless reported to and approved by us); E-gaming; Events held on an airport premises; Events honoring national and/or local celebrities or professional athletes; Events involving organized athletic events/competitions;

Events taking place at multiple locations; Events taking place outside of the United States (including US territories); Events with more than 3,000 in total attendance (# event days x attendance per day)**; Events/activities involving motorized vehicles except static vehicle shows/auctions or car washes (for charity fundraising only) that have been reported to and approved by us; Food eating contest; Fraternity or sorority events (except alumni association off-site events that have been reported to and approved by us); Geocaching event; Gun and/or knife shows; Haunted attractions/events, seances or pumpkin chuckin events; Health fairs/expositions; Hunting or hiking events, fishing tournaments; In or on water activities; Maze (corn, hay or fence) or Bonfires; Parade (and any event involving a parade); Photo/Video Shoot; Political events (except private fundraising auctions, benefits, dances, dinners that are reported to and approved by us); Rodeos (incl: bull/bronco riding, steer/team roping, barrel racing or horseback riding) ; Shooting events/activities (skeet/trap/clay/guns); Tailgating events (unless reported to and approved by us); Tractor pull; Union meeting; Walk/Run Event**

Event Information

Name of event:	Farewell Breakfast			
Date of event:	07/26/2026			
Event location				
Venue name:	East End Park			
Address:	217-03 Maxham Meadow Way			
City:	Woodstock	State:	Vermont	Zip: 05091
Is this event held annually?	No			

Coverage & Limits

Each Occurrence:	\$ 1,000,000
General Aggregate (other than Products-completed Operations):	\$ 5,000,000
Products-completed Operations Aggregate:	\$ 1,000,000
Personal and Advertising Injury:	\$ 1,000,000
Damage to Premises Rented to You:	\$ 1,000,000
Medical Expense :	\$ 5,000

Total Commercial General Liability Premium: \$125.00

Notable Exclusions:

The following exclusions are contained in the commercial general liability coverage provided by this program. Abuse, molestation or exploitation; Any adult-themed parties/meetings/events, including but not limited to parties/meetings/events during which demonstration of products and/or services used in the adult entertainment industry takes place;Asbestos; Cap on losses from certified acts of terrorism;Commercial general liability standard exclusions (CG0001 04/13 edition); Communicable Disease; Cyber incident, data compromise and violation of statutes related to personal data;Employment-related practices; Events held at multiple locations (except for weddings); Events held outside the United States (including US territories); Events with over 3,000 in total attendance; Fireworks; Fungi or bacteria; Lead; Nuclear energy liability; Operations of concessionaires, exhibitors and/or vendors at your event; Petting zoos; Room and board liability/overnight camping;Sexually transmitted diseases; Silica or silica-related dust; Specified recreational vehicles and activities - Aircraft/hot air balloon, Airport, Amusement device: The ownership, operation, maintenance or use of any device or equipment a person rides for enjoyment, including, but not limited to: mechanical or non-mechanical ride, slide or water slide (including any ski or tow when used in conjunction with a water slide); inflatable recreational device; or vertical device or equipment used for climbing, whether permanently affixed or temporarily erected. This exclusion does not apply to video games or computer games or structures that are not designed to bounce on, slide on, ride on, or tunnel through; Animals; Bungee; Dunk tank; Haunted attractions; Parade; Performer; Rodeo (including, but not limited to bull or bronco riding, steer roping, team roping, barrel racing or horseback riding); Saddle animal;Snowmobile; Total pollution with a building heating, cooling and dehumidifying equipment exception and hostile fire exception; Unmanned aircraft;Those operations listed as ineligible: Activist rallies/marches/protests/literature distribution; Air/hot air balloon/aircraft shows, festivals or events; Animal obedience training; Events held on airport premises; Events/activities involving motorized vehicles except static vehicle shows/auctions or car washes (for charity fundraising only); Events involving organized athletic events/competitions;Events, festivals and/or concerts -involving rap, hip-hop, heavy metal/screamo, or techno/electronic (unless reported to and approved by us);Eventshonoring national and/or local celebrities or professional athletes; Eventsinvolving in or on water activities; Balloon Festivals; Battle re-enactments; Body building or physique events; Bonfires; Cannabis related events; Christmas Tree Sales/Lots;Circuses; Color party,foam party or raves; Dance competitions;E-gaming;Fishing tournaments; Food eating contests; Fraternity/sorority events (except alumni association off-site events that have been reported to and approved by us); Geocaching events; Gun and/orknife shows; Haunted attractions/events; Health fairs/exposition; Hunting orhiking events;Mazes (corn, hay or fence); Parade (and any event involving a parade); Photo/video shoots;Political events (except private fundraising auctions, benefits, dances, dinners that have been reported to and approved by us); Pumpkin

chuckin events; Pumpkin patches; Seances; Shooting events/activities (skeet/trap/clay/guns); Tailgating events (unless reported to and approved by us); Tractor pulls; Union meetings; Walking/running events.

Terms & Conditions:

1. Premiums are 100% fully earned when coverage begins and non-refundable.
2. Any exposure changes that deviate from the original enrollment form must be reported in writing.
3. Acceptance of this quote confirms your desire to obtain liability insurance through the Sports, Leisure and Entertainment Risk Purchasing Group. K&K reserves the right to decline any request for coverage.
4. Coverage is contingent upon receipt of premium payment. No coverage will be deemed in effect until premium is received by the company or their representative.
5. Host liquor liability is included but only if the insured is not in the business of manufacturing, distributing, selling, serving or furnishing alcoholic beverages.
6. Commercial General Liability Broadening Endorsement:
 - Expected or intended bodily injury or property damage resulting from the use of reasonable force to protect persons or property.
 - Non-owned Watercraft - extended to 58 feet.
 - Supplementary Payments - \$2,500 bail bonds, \$500 a day loss of earnings.
 - Waiver of Right of Recovery.
 - Bodily Injury definition expanded to include mental anguish, mental injury, shock, fright, humiliation, emotional distress or death resulting from bodily injury, sickness or disease.
 - Damage to Premises Rented to You - the term fire is replaced with fire, lightning, explosion, smoke and leaks from sprinklers.
 - Additional Coverage:
 - Emergency Real Estate Consultant Fee - \$25,000
 - Identity Theft Exposure - \$25,000
 - Key Individual Replacement Cost - \$50,000
 - Lease Cancellation Moving Expense - \$2,500
 - Temporary Meeting Space - \$25,000
 - Terrorism Travel Reimbursement - \$25,000
 - Workplace Violence Counseling - \$25,000

Additional Certificate Request

Do you need to request any additional Certificate(s) of Insurance to present to a third party?	Yes				
Entity name:	Village of Woodstock				
Mailing address:	31 The Green				
City:	Woodstock	State:	Vermont	Zip:	05091
Relationship:	Owner, manager or lessor of the premises where the event takes place				

Warranty & Disclosure

I understand that the insurance company, in determining whether to provide insurance coverage, will rely on the information contained in this form and all other information being submitted. I hereby warrant, represent and confirm that, to the best of my knowledge, all information provided is complete, true and correct.

I am aware that the insurance company expects accurate reporting for my premium calculation, and should my figures exceed my estimates during the coverage term I will make arrangements to pay the additional premium. I understand that my book and records may be examined or audited by the insurance company at any time during the coverage period and up to three years thereafter. Intentional misrepresentation or misreporting may jeopardize coverage. K&K reserves the right to decline/void any ineligible coverage.

I further acknowledge that, I have reviewed all information provided with this enrollment form and understand the exclusions which apply, as well as the activities and operations for which coverage is not provided. The information I provided on this enrollment form becomes a part of the insurance contract.

Compensation and Other Disclosure Information

K&K Insurance Group, Inc. ("K&K") is an insurance producer licensed in your state. Insurance producers are authorized by their license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. The role of the producer in any particular transaction involves one or more of these activities. Compensation will be paid to the producer, based on the insurance contract the producer sells. Depending on the insurer(s) and insurance contract(s) the purchaser selects, compensation will be paid by the insurer(s) selling the insurance contract or by another third party. Such compensation may vary depending on a number of factors, including the insurance contract(s) and the insurer(s) the purchaser selects. In addition, K&K may charge a fee for administrative services. Your signature on

your application, quote form, check, and/or other authorization for payment of your premium, will be deemed to signify your consent to and acceptance of any fee charged by K&K. The insurance purchaser may obtain information about compensation expected to be received by the producer based in whole or in part on the sale of insurance to the purchaser, and compensation expected to be received based in whole or in part of any alternative quotes presented to the purchaser by the producer, by emailing a written request to warranty@kandkinsurance.com.

Premiums paid by clients to K&K for remittance to insurers and any funds paid to K&K by insurance companies for remittance to clients are deposited into fiduciary accounts in accordance with applicable insurance laws until they are due to be paid to the insurance company or client. Subject to such laws and the applicable insurance company's consent, where required, K&K will retain the interest or investment income earned while such funds are on deposit in such accounts.

In placing, renewing, consulting on or servicing your insurance coverages K&K and its affiliates may participate in contingent commission arrangements with insurance companies that provide for additional contingent compensation, if, for example, certain underwriting, profitability, volume or retention goals are achieved. Such goals are typically based on the total amount of certain insurance coverages placed by K&K with the insurance company or the overall performance of the policies placed with that insurance company, not on an individual policy basis. In addition to retail commissions, K&K and its affiliates may receive additional forms of compensation from insurers and third parties including but not limited to: contingencies, overrides, bonus commissions, national additional commissions, wholesale commissions, subscription market brokerage charges, referral fees and/or administrative expense reimbursements. This revenue is in addition to and shall not be credited against a fee or any other compensation earned hereunder.

Our liability to you, in total, for the duration of our business relationship for any and all damages, costs, and expenses (including but not limited to attorneys' fees), whether based on contract, tort (including negligence), or otherwise, in connection with or related to our services (including a failure to provide a service) that we provide in total shall be limited to the lesser of \$2,500,000 or the singular annual limit of the policy of insurance procured by us on your behalf from which your damages arise.

This liability limitation applies to you, our client, and extends to our client's parent(s), affiliates, subsidiaries, and their respective directors, officers, employees and agents (each a "Client Group Member" of the "Client Group") wherever located that seek to assert claims against K&K, and its parent(s), affiliates, subsidiaries and their respective directors, officers, employees and agents (each an "K&K Group Member" of the "K&K Group"). Nothing in this liability limitation section implies that any K&K Group Member owes or accepts any duty or responsibility to any Client Group Member.

If you or any of your Group Members asserts any claims or makes any demands against us or any K&K Group Member for a total amount in excess of this liability limitation, then you agree to indemnify K&K for any and all liabilities, costs, damages and expenses, including attorneys' fees, incurred by K&K or any K&K Group Member that exceeds this liability limitation.

Aon plc, our ultimate parent company, and its affiliates have from time to time sponsored and invested in insurance and reinsurance companies. While we generally undertake such activities with a view to creating an orderly flow of capacity for our clients, we also seek an appropriate return on our investment. These investments, for which Aon is generally at-risk for potential price loss, typically are small and range from fixed-income to common stock transactions. In such case, the gains or losses we make through your investments could potentially be linked, in part, to the results of treaties or policies transacted with you. Please visit [Market Relationships | Aon](#) for more information.

Electronic Signature Disclosure and Consent

The Electronic Signatures in Global and National Commerce Act provides that a signature, contract or other record may not be denied legal effect, validity or enforceability solely because it is in electronic form or because an electronic signature was used in a transaction.

As part of your participation in this program you will receive all documentation, including but not limited to, the insurance quotes, policies, certificates, endorsements, and invoices (if applicable), by electronic means. If permitted by your state, you may also receive conditional renewal notices, cancellation, or non-renewal notices via electronic delivery.

To obtain, download, and view all policy documentation electronically you must have the following hardware or software in place.

- A personal computer capable of receiving, accessing, and displaying or printing or storing communications and documents received in an electronic form.
- Adobe PDF Reader version
- System requirements: OC: Windows 7 or higher, Internet Explorer v11 or higher, Firefox v45.7 or higher, Chrome v40 or higher, OS: Mac OS x 10.9 or higher, Safari 9.0 or higher, Firefox v45.7 or higher, Chrome v40 or higher.

By agreeing to receive documents electronically, you are affirming that your computer system meets the hardware and software requirements for receiving all related documents. If documents are provided through a website or portal, you should download and store all such documents. For persons who receive electronic documents via email, these documents will be delivered to the email address on file. Upon receipt of your emailed documentation please save a copy on your own

device.

You agree to notify us promptly if your mailing address, e-mail address or other delivery information changes by calling 800-637-4757 or mailing us at K&K Insurance, PO Box 2338, Fort Wayne, IN 46801-2338. We will endeavor to provide a notice to you in the event of any changes regarding hardware or software requirements necessary to receive documents and other related documents electronically available to you.

We may at our sole discretion discontinue availability of electronic delivery at any time, without further notice to you. At any time, you may request a paper copy of your documents in lieu of electronic delivery. You may withdraw your consent to receive electronic documentation by sending a request in writing to us at K&K Insurance, PO Box 2338, Fort Wayne, IN 46801-2338. Until receipt of such withdrawal, you will continue to receive all documentation electronically.

This consent is voluntary, by accepting, you signify that you consent to these terms of electronic document delivery via email or other electronic media in connection with your insurance documents, whether such delivery is made on its own behalf and/or on behalf of an organization or other third party. You further represent and warrant that if consenting on behalf of an organization or third party, you have the requisite authority to provide such consent, and that you and the organization have the requisite hardware and software to receive and acknowledge receipt of electronically delivered documents.

I AGREE TO RECEIVE ALL MAILINGS AND COMMUNICATIONS ELECTRONICALLY. SUCH ELECTRONIC MAILING OR COMMUNICATIONS MAY EVEN INCLUDE CANCELLATION OR NONRENEWAL NOTICES.

I have agreed to all of the above terms

Name of the person completing this form: First name: **Judy** Last name: **Fleming**

Relationship to insured: **Insured**

Premium Summary

Total Commercial General Liability:	\$ 125.00
Total Premium:	\$ 125.00
RPG Administration Fee	\$20.00
Total Amount Due	\$145.00

* Premium subject to change if not completing purchase same day as quoting *

This summary is not a contract of insurance. You must refer to the actual policy for complete information regarding coverage terms, conditions and exclusions, as they may change from one coverage period to the next. Please remember that you will receive evidence of coverage immediately if purchased online. You may request a copy of the full policy by submitting a written request.

Acceptance of this quote confirms your desire to obtain liability insurance through the Sports, Leisure and Entertainment Risk Purchasing Group (where applicable). An RPG provides group purchasing power for similar risks resulting in potential advantageous coverage terms, competitive rates, risk management bulletins, and rewards for favorable group loss experience. An RPG administration fee may be charged.

Fair Credit Report Act Notice

Personal information about you, including information from a credit or other investigative report, may be collected from persons other than you in connection with this application for insurance and subsequent amendments and renewals. Such information as well as other personal and privileged information collected by us or our agents may in certain circumstances be disclosed to third parties without your authorization. Credit scoring information may be used to help determine either your eligibility for insurance or the premium you will be charged. We may use a third party in connection with the development of your score. You have the right to review your personal information in our files and can request correction of any inaccuracies. A more detailed description of your rights and our practices regarding such information is available upon request. Contact your agent or broker for instructions on how to submit a request to us.

Fraud Warning

Applicable in AL, AR, DC, LA, MD, NM, RI and WV: Any person who knowingly (or willfully)* presents a false or fraudulent claim for payment of a loss or benefit or knowingly (or willfully)* presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison. *Applies in MD only.

Applicable in CA: For your protection, California law requires that you be advised of the following: Any person who knowingly presents false or fraudulent information to obtain or amend insurance coverage or to make a claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison.

Applicable in CO: It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Applicable in FL and OK: Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony (of the third degree)*. *Applies in FL only.

Applicable in KS: Any person who, knowingly and with intent to defraud, presents, causes to be presented or prepares with knowledge or belief that it will be presented to or by an insurer, purported insurer, broker or any agent thereof, any written, electronic, electronic impulse, facsimile, magnetic, oral, or telephonic communication or statement as part of, or in support of, an application for the issuance of, or the rating of an insurance policy for personal or commercial insurance, or a claim for payment or other benefit pursuant to an insurance policy for commercial or personal insurance which such person knows to contain materially false information concerning any fact material thereto; or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act.

Applicable in KY, NY, OH and PA: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties (not to exceed five thousand dollars and the stated value of the claim for each such violation)*. *Applies in NY only.

Applicable in ME, TN, VA and WA: It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties (may)* include imprisonment, fines and denial of insurance benefits. *Applies in ME only.

Applicable in MN: A person who files a claim with intent to defraud or helps commit a fraud against an insurer is guilty of a crime.

Applicable in NJ: Any person who includes any false or misleading information on an application for an insurance policy is subject to criminal and civil penalties.

Applicable in OR: Any person who knowingly and with intent to defraud or solicit another to defraud the insurer by submitting an application containing a false statement as to any material fact may be violating state law.

Applicable in VT: Any person who knowingly presents a false statement in an application for insurance may be guilty of a criminal offense and subject to penalties under state law.

Applicable in all other states: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

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, being approximately 570 square feet (+/-) for the sole purpose of constructing, installing, maintaining, repairing, and operating a 1,000 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, including the removal and replacement of pavement, which temporary easement shall expire upon completion of installation and construction of the said Improvements.

Being also a right of ingress and egress over the Property for the purposes of accessing the Easement Area.

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, 2026, and on each anniversary thereof. GRANTOR may increase such amount by up to two percent (2%) on or after September 1, 2031, 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 April 2026.

GRANTOR:

Village of Woodstock

By: _____
Duly Authorized

STATE OF VERMONT
WINDSOR COUNTY, SS

At Village of Woodstock, this ___ day of April 2026, personally appeared _____, Municipal 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: 01/31/2027

GRANTEE:

Amos & Ginger LLC

By: _____
Duly Authorized

STATE OF VERMONT
WINDSOR COUNTY, SS

At Village of Woodstock, this ___ day of April 2026, 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: 01/31/2027

**Village of Woodstock
Board of Trustees Meeting
May 4th, 2026
6:30 PM
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Vice Chair Jeffrey Kahn, Chair Lisa Lawlor, Brenda Blakeman, Jamie Fox, Stephen Stuntz

Staff: Eric Duffy, Interim Chief Chris O’Keeffe, Kitty Mears Koar

Public: Kelly Linton, Peggy Fraser, George “Whit” Manter, Beth Finlayson, Norm Frates Jr, Norm Frates Sr, Martha Giller, Jim Giller, Heather Lucas, Nicholas Seldon, Byron Kelly, Alex Beram, Eileen Godfrey, Phillip Neuberg, Brabara Otranto

A. Call to order

Chair Lisa Lawlor called May 4th, 2026, Village Trustees meeting to order at 6:30 PM.

B. Additions and Deletions-

Positive Pie – Sidewalk permit

Statement by the Chair of the Village Trustees – Lisa Lawlor

C. Citizens' Comments

Peggy Fraser expressed concern about the proposed Positive Pie sidewalk permit, citing the narrowness of the sidewalk in that location as a pedestrian traffic hazard. She also raised potential public health concern related to the condition of the building. Ms. Fraser also urged the Board and the Woodstock Conservancy to ensure the Village Green remains primarily a gathering place for people, cautioning against changes that would alter its essential community character.

Phillip Neuberg spoke regarding the revised draft Village Zoning Regulations posted online, specifically the proposed Tier 1B Village designation under State Act 181. While acknowledging this topic was not on the evening's agenda, he urged the Trustees to carefully consider the implications before any vote. He argued that the Tier 1B designation would adversely affect existing property owners through increased development intensity.

Barbara Otranto echoed Ms. Fraser's comments regarding the Green, emphasizing that residents should have meaningful input into how that space is used, rather than having decisions made solely by a commission.

Statement by the Chair of the Village Trustees – Lisa Lawlor

“On April 15, 2026, via email, a member of the public made me aware of a case from October 2024, case number 24WK003240. The member of the public claims that this case involves a sitting Village Trustee. As the Chair of the Board, it is my belief that this case was handled correctly. In order to ensure a transparent and non-biased investigation, Acting Chief Chris O’Keeffe sought to refer the case to another agency. With the approval of the Windsor County State's Attorney, the case was referred to the Rutland County State's Attorney Office, who assigned the case to the Rutland City Police Department detective division. It is my understanding there were no charges filed, and the case was subsequently closed. Out of respect for those involved, I will not be commenting any further on this matter.”

D. Reports

Manager's Report

Zoning Regulations: The draft Zoning Bylaw Revisions will go before the Planning Commission at least one more time before a vote, after which they may come before the Village Trustees. A public meeting will be held and announced in advance of the Trustees' regular June meeting.

Tribou Park / Woodstock Conservancy: Eric Duffy met with the Village Conservancy the prior week to discuss repairs to the grass at Tribou Park. Eric Duff clarified for the public that the Village Conservancy is a non-appointed volunteer group, and that any changes to Village or Town property would require approval from the Village Trustees and Selectboard at a public meeting. No changes are imminent, and both Boards are committed to holding multiple public forums before any action is taken.

Police Staffing: A temporary offer for a new full-time police officer was made and verbally accepted the same day. An official announcement will follow.

Finance Office: Eric Duffy commended Finance staff—Robert Densmore, Ashley Wohler, Kitty Mears Koar, and Patricia Martel—for processing over 1,200 deposits and approximately \$15 million during the final week of tax collection, which concluded the prior Friday.

Water & Sewer Bills: Due date is June 11. Residents were encouraged to contact the office if payment is needed.

Crosswalk Striping: Tentatively scheduled for May 11, weather permitting.

Vermont City Managers Association Conference: Eric Duffy and Chief of Staff Stephanie Appelfeller attended the two-day conference and were invited to present on Woodstock's short-term rental regulatory process, sharing lessons learned.

Draft Audit (FY25): The draft audit was received by Robert Densmore. A few outstanding questions remain, with the final audit expected within one to two weeks. Eric Duffy indicated the overall picture is positive for both the Town and Village, with some minor findings to be addressed. No major problems were identified.

Fire/EMS: 22 fire calls and 43 EMS calls in the reporting period. The department hosted 19 Dartmouth students for ride-along.

Economic Development Director: Abbie Sherman attended the Vermont Tourism Summit, held an information session on tax credits, and is working on a strategic plan for housing and Economic Development in the Village.

Police Activity (April): 96 motor vehicle stops; 57 tickets issued totaling approximately \$9,207; 278 total calls for service (146 from the Village, 132 from the Town). Eric Duffy noted that motor stops in March and April are significantly higher than earlier in the year, consistent with increased enforcement focus.

Financial Report

Eric Duffy noted that the Financial Report had not been updated since the prior meeting, as payroll had just been processed that day. A revised report would be distributed once reconciled. The Village is still projected to end the fiscal year with a small surplus.

- **Fuel costs** are tracking higher than budgeted due to current gas prices, though overall budget balance is expected to hold.
- **Short-term rental registrations:** Invitations to register were sent the prior week; the deadline is June 1, and revenue from this line item is expected to increase.
- **Parking Violations** revenue reflects only reconciled periods; approximately \$9,000 collected in April and \$10,000 in March will appear once March and April are formally reconciled.
- **Town Services revenue** is on track to exceed the \$423,000 budgeted.

Vice Chair Jeffrey Kahn raised questions about the Building Maintenance line item, noting that costs such as propane and electricity for the shared building are currently being absorbed entirely by Fire/EMS rather than being allocated proportionally to the Police Department. Eric Duffy acknowledged this and indicated the departments would work on an appropriate cost-allocation journal entry going forward. Vice Chair Jeffrey Kahn also flagged the Village Parks fertilization and tree work, noting no expenditure had been made despite the season being underway; Eric Duffy confirmed a vendor meeting had taken place, and the work would be completed before June 30.

Steven Stuntz asked about three law enforcement budget lines—maintenance supplies, professional services, and uniforms—each significantly over budget as a percentage. Eric Duffy explained that a journal entry would offset the small tools/equipment and maintenance supplies lines, and that elevated uniform costs reflect new employee outfitting.

Police Report

Interim Chief Chris O'Keefe was absent; Eric Duffy presented the police statistics as noted above under the Manager's Report. April parking meter revenue totaled \$9,108.85, approximately \$600 more than the prior year.

E. Votes

Positive Pie – Sidewalk Permit

Heather Lucas Regional Manager of the Neighborhood Pizza Group requested a sidewalk permit for outdoor seating. She described the proposal as placing approximately seven tables with chairs along the storefront—similar to what was in place when the business was acquired in October—intended for takeout customers and guests with pets. There would be no alcohol service, no stanchions or roping, and no servers in the pedestrian area. Heather Lucas confirmed the business would provide and maintain its own trash receptacle. The Board noted the need to keep the area around the existing trees clear of tables. Jamie Fox expressed support, calling it a low-impact way to animate the streetscape.

Motion: by Vice Chair Jeffrey approves the Positive Pie sidewalk permit as presented (6:58 PM)

Seconded: Brenda Blakeman

Vote: 5-0-0 passed

DAR Wreath Laying Event – Use of Gore Permit

Eileen Godfrey representing the Thomas Chapter of the Daughters of the American Revolution (DAR), requested a Use of Gore permit for a brief wreath-laying ceremony at the Gore on July 4, 2026, in conjunction with the America 250 celebration. The event would include a short script, a color guard, the playing of Taps, and placement of a wreath honoring Revolutionary War soldiers. The ceremony was planned to fit between the conclusion of green events at 4:00 PM and the community dinner beginning at 4:30 PM.

Motion: by Vice Chair Jeffrey DAR Wreath Laying permit as presented (7:00 PM)

Seconded: Brenda Blakeman

Vote: 5-0-0 passed

Alumni Day – Parade, Use of Green and Banner

Kelly Linton presented on behalf of the Alumni Day parade. He confirmed the route and

logistics are unchanged from prior years—beginning and ending at the Elementary School—and that both required permits had been submitted. Kelly Linton noted that a conflict with an alumni barbecue that arose in the prior year had been resolved, including a donation from the food vendor. Insurance documentation (COI) and the application fee of \$50 were still pending submission.

- Motion: by Stephen Stuntz to approve the Alumni Day parade, Use of Green, and Banner permit, pending receipt of the certificate of insurance and the application fee (7:02 PM)

Seconded: Brenda Blakeman

Vote: 5-0-0 passed

Conservation Committee Appointment – George “Whit” Manter

George “Whit” Manter addressed the Board, having relocated to Woodstock three years prior. He described his qualifications, including a 1977 degree in environmental studies and biology, 10 years of service on the Conservation Commission in West Tisbury, Massachusetts (including two years as chairman), and extensive volunteer work with organizations including the Audubon Society and Trustees of Reservations. He confirmed his understanding that the Conservation Commission serves in an advisory capacity to the Planning Commission and stated he had attended the last two Consecutive Commission meetings in person. He expressed full availability to meet the 80% meeting attendance requirement.

- Motion: by Vice Chair Jeffrey Kahn to appoint George “Whit” Manter to the Conservation Commission (7:06 PM)

Seconded: Brenda Blakeman

Vote: 5-0-0 passed

Village Butcher – Sidewalk Permit

Alex Beram owner of the Village Butcher appeared to request renewal of the sidewalk cooking permit for the fourth consecutive year. The permit covers the use of a flat-top grill on the sidewalk, positioned toward the street side, with the adjacent parking space rented and coned off at the business's own expense. The permit was requested for seven days per week to allow weather-based flexibility, with typical operation Thursdays from approximately 11:00 AM to 2:00 PM, featuring the shop's own meats and Vermont products. The season was described as May through October. A current Certificate of Insurance (COI) had not yet been submitted.

- Motion: by Vice Chair Jeffrey Kahn to approve the Village Butcher sidewalk permit pending receipt of an updated Certificate of Insurance (7:11 PM)

Seconded: Brenda Blakeman

Vote: 5-0-0 passed

Banner Approval Process

The Board discussed and approved a change to the banner permitting process, whereby banners for events occurring within Woodstock would be approved administratively rather than requiring trustee Board approval. Events occurring outside of Woodstock would continue to require Board review. This change is intended to streamline the approval process and reduce the number of routine items on the trustees' agenda.

- Motion: by Vice Chair Jeffrey Kahn to delegate banner approval for Woodstock events to administrative staff, rather than the Board of Trustees (7:12 PM)

Seconded: Brenda Blakeman

Vote: 5-0-0 passed

Permit Software Contract

Eric Duffy reported that the Selectboard had already approved this item at its prior meeting. The current permit software, acquired approximately one year ago, has not performed as expected. Following a review by Community Development staff Emily Collins and Molly Maxham, GovWell was identified as the preferred replacement. The new platform will be more user-friendly, fully online, and available for use by both the planning department and Admin Assistant. The total first-year cost is approximately \$18,000, split between the Town and the Village, with the Village's share estimated at \$7,000–\$8,000—approximately \$2,000 more than the current contract.

Motion: by Vice Chair Jeffrey Kahn to approve the GovWell permit software contract as presented (7:14 PM)

Seconded: Brenda Blakeman

Vote: 5-0-0 passed

F. Discussion

Rotary Plaque

Note: Per the Village Manager's advisement, this item was held as a discussion only and will be calendared for a formal vote at the June 9, 2026 meeting.

Norm Frates Jr. appeared on behalf of the Woodstock Rotary Club to revisit the request for placement of a granite pedestal with a bronze plaque on the Village Green. He recapped the history: the request was first presented in August and was subsequently referred to the Selectboard, which declined to act due to the absence of formal policies and procedures for such plaques—a process that remains incomplete. The Rotary's preferred placement is a low-traffic, out-of-the-way spot on the Green where the star on Mount Tom is visible from the plaque—the same location previously presented to the Board. The alternative location—the triangle in front of the Covered Bridge—was also noted. The Rotary's primary reason for preferring the Green is accessibility: many donors and community members who contributed to the Mount Tom star would be unable to access a placement at the summit.

Vice Chair Jeffrey Kahn expressed strong support, noting that the placement is unobtrusive and does not interfere with Green events, and emphasized the Rotary's longstanding contributions to the community. Brenda Blakeman agreed. Stephen Stuntz raised the question of precedent—specifically, whether approving a size variance for this plaque (which does not comply with the Village's Monuments, Memorials, Markers, and plaques policy in terms of size and certain design elements) would obligate the Board to approve future requests from other organizations. The Trustees and Eric Duffy clarified that each variance is considered individually and does not automatically bind future decisions, though Chair Lisa Lawlor and Jamie Fox both acknowledged the legitimate concern about setting a precedent and the responsibility that comes with granting exceptions. Byron Kelly, a former Rotarian and Woodstock resident, addressed the Board to advocate strongly for approval, drawing a comparison to the sidewalk permits approved earlier in the evening and characterizing the Rotary as a "foundation block" of the community.

The Board agreed to place the item on the June 9 agenda for a formal vote.

At 7:25PM a citizen disrupted the meeting with their loud comments; to maintain order the Village Trustee Chair Lisa Lawlor called a 15 minute recess of the meeting. The resident then left the meeting and did not return.

Update on Missing Speed Signs (7:40PM)

Eric Duffy reported that following a resident's comment at the prior meeting about missing speed signs, staff was unable to pinpoint the exact location referenced. Eric Duffy indicated he would follow up with the resident to obtain the precise location and assess whether the signs need to be reinstalled.

Plan for Library Parking Lot Clean Up

Eric Duffy confirmed that the Village lease on the library parking lot ends June 30. Parking meters and poles currently in the lot will be collected and stored at the Police department for use as replacements when existing meters break. Revenue collection from the meters will continue through June 30, after which the meters will be removed. It was noted that under the terms of the concluded arrangement, the library is now responsible for the lot itself, including snow removal.

Elementary School Parking Lot

Vice Chair Jeffrey Kahn raised the matter of the annual payment the Village and Town make to the school district for use of the Elementary School parking lot during off-hours, weekends, and non-school periods. He noted the payment history, which has been reduced over time to approximately \$1,000 from each entity per year. He expressed the view that the Village and Town should not be paying for the use of a public facility during hours when the school is not in session, particularly given the other municipal services provided to the school. The discussion touched on the origins of the arrangement—initially linked to paving cost contributions and an emergency evacuation agreement—and the lack of a formal written agreement between the parties. Byron Kelly provided historical context regarding why the payments were originally instituted. The Board directed Eric Duffy to open a conversation with the school district to explore whether the payment arrangement can be revisited or eliminated.

Issues with Parking at Woodstock Post Office

The Board discussed ongoing concerns raised by a resident about the management of the 15-minute parking spaces in front of the post office—among the most heavily used spaces in the Village. Issues identified included out-of-town visitors unaware of the restriction, residents with PO boxes who need regular daily access, and customers occasionally receiving tickets when post office lines cause them to exceed the 15-minute limit.

Vice Chair Jeffrey Kahn suggested a practical near-term fix: reorienting the westernmost post office parking sign, which currently faces across the street rather than toward oncoming traffic, and lowering the height of both signs so they are more visible to drivers about to pull in. The Board agreed this would be worth pursuing. Discussion of other options—such as adjusted time limits, doubled fines during certain hours, or weekend meter changes—was generally set aside, as most would require changes to the parking ordinance. The Board agreed to monitor the situation with the new parking enforcement staff and revisit it as needed.

Wassail Prep

Eric Duffy noted that the Wassail Committee is expected to begin meeting in May. The Chamber of Commerce has proposed a budget of \$15,000 for the event. The Board agreed to invite a committee representative to present at the June meeting following the committee's initial session.

Foliage Non-Profit Food Plan

The Board discussed plans for non-profit and food vendor presence on the Village Green during the foliage season. The agreed-upon start date for the foliage weekend programming is the third weekend of September—Friday through Sunday, September 18–20. The Board discussed the importance of also recruiting vendors or non-profits for Mondays, as many

businesses in the area are closed that day and visitor demand remains strong. The Manager noted that a broader discussion about food on the green during summer months should be scheduled for a future meeting.

G. Approval of Minutes

Motion: by Vice Chair Jeffrey Kahn to approve the April 14, 2026, minutes as corrected was made (7:58 PM)

Seconded: Brenda Blakeman

Vote: 5-0-0 passed

H. Adjournment

Motion: by Vice Chair Jeffrey Kahn to adjourn the meeting at (7:58 PM)

Seconded: Brenda Blakeman

Vote: 5-0-0 passed

Respectfully submitted,
Kitty Mears Koar

