

**Village of Woodstock
Board of Trustees Meeting
June 18th, 2026
8:30 AM
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

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

Staff: Eric Duffy

Public: Nicholas Seldon, David Ormiston

A. Call to order

Chair Lisa Lawlor called June 18th, 2026, Village Trustees meeting to order at 8:30 AM.

B. Additions and Deletions- None

C. Citizens' Comments

Nicholas Seldon stated that the Village had received unfavorable rulings on all its motions and indicated that depositions of Village officials would be proceeding as a result. He also raised a concern regarding a recent court filing by the Village's legal counsel. He further called on the Board to refund what he described as illegally collected funds.

D. Discussion

Twin Pines Parking Request at East End Park

David Ormiston, Project Manager for the Melishwood Senior Housing Project with Twin Pines Housing, presented a request for permission to park resident vehicles at East End Park on a temporary basis. He opened by thanking Village staff, specifically Eric Duffy, Stephanie Appelfeller, and Emily Coilins, for their assistance with the project to date.

Mr. Ormiston provided a brief project update. The Melishwood redevelopment is a two-year, two-phase project. Phase 1 is currently underway, with framing well along and roofing expected to begin the following week. The project involves the complete renovation of two historic buildings on Pleasant Street and the demolition of two 1970s-era buildings at the rear of the property. The first rear building has already been demolished; the second is scheduled for demolition in December or January. Approximately 20 residents currently remain on-site during construction, and the new Phase 1 building — comprising 28 units — is anticipated to be ready for occupancy by mid-December.

The core of Mr. Ormiston's request concerned parking. He estimated that once the new Phase 1 building is occupied at full capacity, approximately 14 resident vehicles will need to be accommodated. Beginning in the spring of 2027, the significant site work associated with Phase 2 — including drainage, sidewalks, and parking lot construction — will make it impossible to keep those vehicles on-site at Melishwood. East End Park, located within walking distance of Melishwood along a sidewalk-connected route, was identified as the most viable option to absorb those vehicles.

In response to Board questions, Mr. Ormiston clarified that the anticipated period during which off-site parking would be needed runs from approximately April 1, 2027 through October 2027, the projected completion date for Phase 2. He noted that he had deliberately proposed an April start — rather than January — specifically to avoid burdening Village crews with plowing around parked vehicles at East End Park during the winter months.

Mr. Ormiston also stated that Twin Pines Housing would be willing to pay a reasonable

monthly fee per parking space — suggesting a range of approximately \$100–\$150 per space per month — in recognition that the Village does not currently offer overnight parking at that location.

The Board acknowledged the request and the complexity involved. Chair Lisa Lawlor indicated that a decision would be deferred to the next regularly scheduled Board of Trustees meeting, to be held on the second Tuesday July 14th, and invited Mr. Ormiston to attend that meeting.

E. Potential Executive Session 1 V.S.A 313

Motion: By Chair Lisa Lawlor moved to find that premature public knowledge of discussion of pending litigation, attorney client communications will place the Village Trustees at a substantial disadvantage, including by potentially waiving attorney client privilege and disclosing confidential information. (8:44 AM)

Seconded: Vice Chair Jeffrey Kahn

Vote: 4-0-0 passed

Motion: By Vice Chair Jeffrey Kahn under 1 V.S.A 313 (a)(1)(E),(F) moved to enter executive session for attorney client communications in discussion of pending litigation and to invite lead counsel, the municipal manager and VLCT PACF representatives to join us. (8:45 AM)

Seconded: Brenda Blakeman

Vote: 4-0-0 passed

Motion: by Vice Chair Jeffrey Kahn to exit executive Session
(9:21 AM)

Seconded: Brenda Blakeman

Vote: 5-0-0 passed

F. Adjournment

Motion: by Vice Chair Jeffrey Kahn to adjourn the meeting at
(9:21 AM)

Seconded: Brenda Blakeman

Vote: 5-0-0 passed

Respectfully submitted,
Kitty Mears Koar