

PUBLIC MEETING AGENDA
MUNICIPALITY OF WOODSTOCK, VERMONT
WOODSTOCK CONSERVATION COMMISSION
31 The Green
Woodstock, VT 05091

The Conservation Commission will meet at **6:30 PM** on **Wednesday, June 17th, 2026.**

The Meeting will be held via Zoom [CLICK HERE TO JOIN](#).
The login information is at the bottom of this agenda.

1. Call to Order: 6:30 PM
2. Public Hearing:
 - A. **T-0070-26 – Ana Cristina Arumi**
Location: 5250 West Woodstock Road
Parcel ID: 06.01.10.001
Review Type: Conditional Use
Proposed Development: To relocate the existing inn sign.
 - B. **T-0072-26 – Justin Freiberg**
Location: 11 College Hill Rd
Parcel ID: 23.52.41
Review Type: Conditional Use
Proposed Development: To construct a new entry connector to access house and garage and reconstruct the existing deck with new stairs to grade.
3. Other Business:
4. Approval of Minutes: 5/20/2026
5. Adjournment

To join the Conservation Commission Meeting via Zoom, [CLICK HERE](#) then enter the following:

Meeting ID: 886 4885 1165
Passcode: 345452

Woodstock Planning & Zoning Application

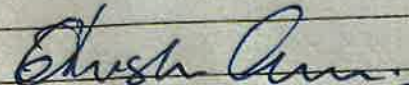
All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a blinding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: Cristina Arumi Phone: 4438272680 Email: farmhouseinnvermont@gmail.com

Address: 5250 West Woodstock Road City/Town: Woodstock State: VT Zip Code: 05091

Co-Applicant: _____ Phone: _____ Email: _____

Address: _____ City/Town: _____ State: _____ Zip Code: _____

Signature(s): 

*What is the best way to contact you? Phone or Email farmhouseinnvermont@gmail.com

*What address would you like your Notice of Hearing/Permit mailed to? _____

Agent Authorization

(a representative speaking on behalf of the owner/applicant)

I, Ana Cristina Arumi owner of property located at 5250 West Woodstock Rd Woodstock, Vermont, hereby designate as my agent

Name of Agent: Peter Raymond Phone: 8028656355 Email: praymond@sheeheyvt.com

Address: 30 Main Street, 6th Floor City/Town: Burlington State: VT Zip Code: 05402

Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation

Signature: 

Parcel ID Number(s): 1.10.001 Address: 5250 West Woodstock Road Zoning District: Inn Overlay District: Flood

Proposal of project: Relocation of permanent sign for Robinson Farm Inn as shown on attached.

----- Planning & Zoning Office Only -----

Village Design Review Hearing Date: _____ Village Development Review Hearing Date: _____

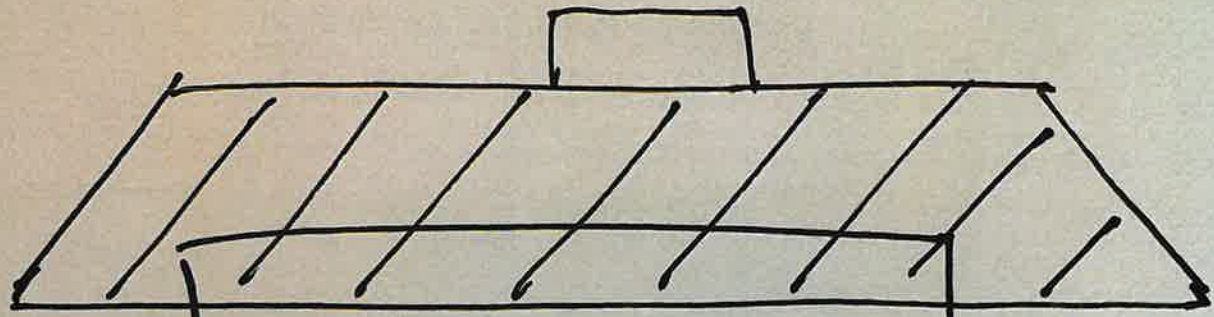
Town Development Review Hearing Date: _____ South Woodstock Review Hearing Date: _____

Planning Commission Hearing Date: _____ Conservation Commission Hearing Date: _____ Administrative: _____

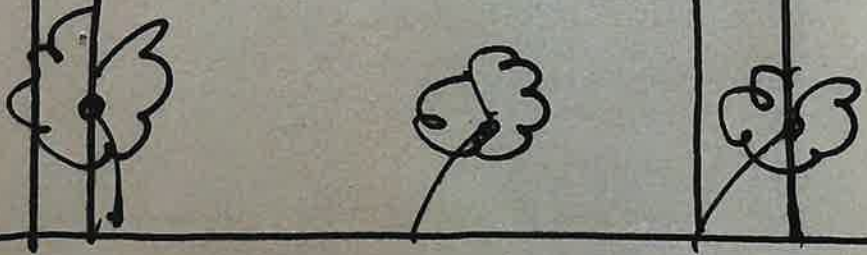
Date Recvd: _____ Date Complete: _____ By: _____ Application #: _____

Review Fee: _____ Itemized Fee: _____ Recording Fee: _____ Total Fee: _____

Paid: cash _____ check _____ MuniPay: _____ Payment Date: _____



Robinson
12 sq ft
Farm



24"

Planter

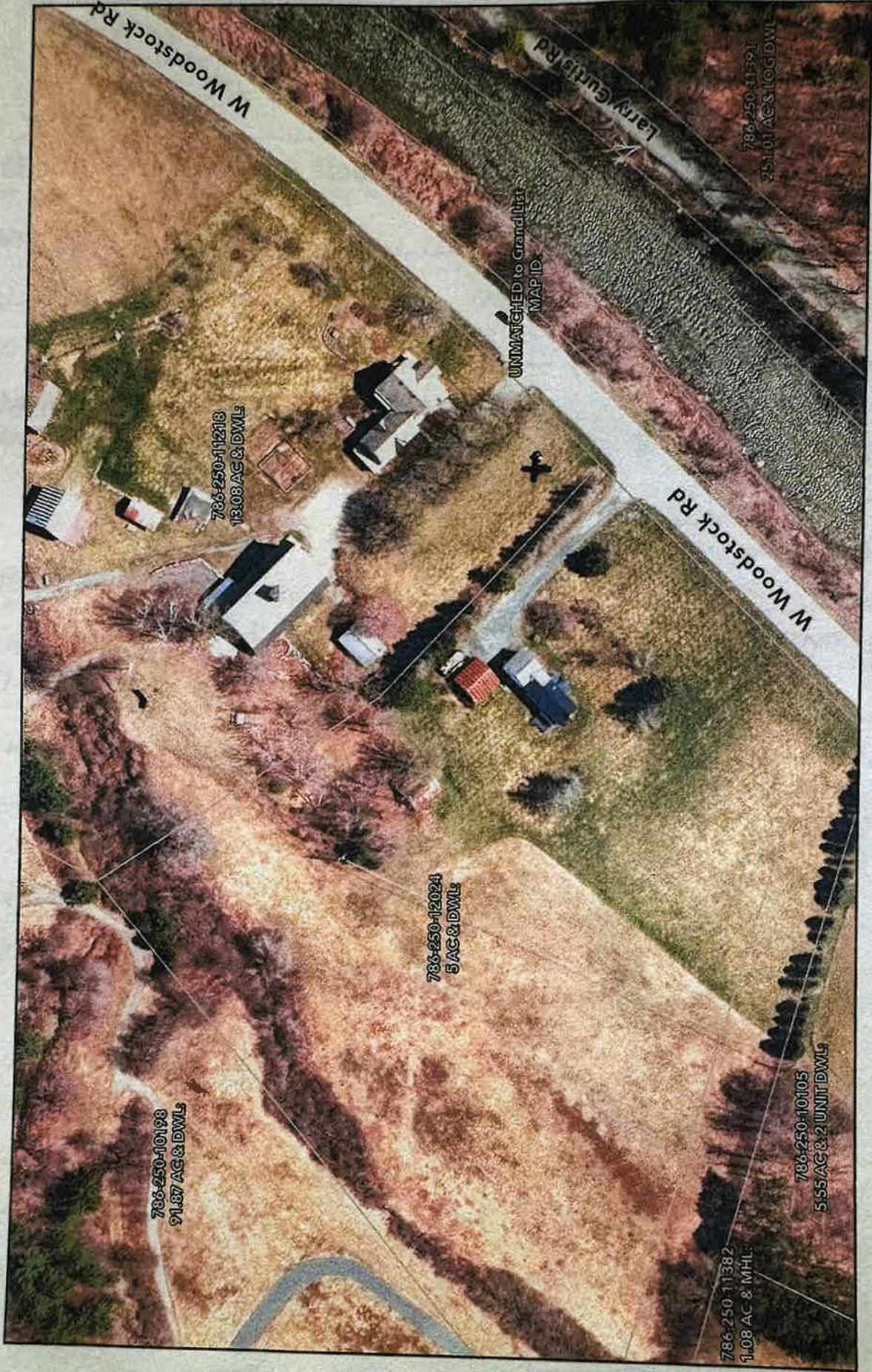


ROBINSON FARM

Established 1886

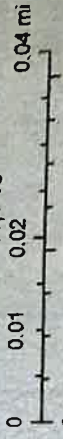


Robinson Farm Inn

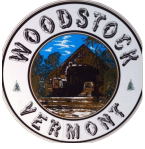


2/11/2026, 3:23:20 PM

1:1,743



VCGI, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community



Town of Woodstock, VT

1 inch = 120 Feet



www.cai-tech.com

June 15, 2026



PWater	Right of Ways	100 Year Floodplain
Property Line	Water-poly	50 Foot Surface Water Buffer
Public Road	Slope > 25%	Town Zoning
	Hydric Soils	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: Justin Freiberg Phone: (617) 281-2582 Email: justin.freiberg@gmail.com

Address: 11 College Hill Road City/Town: Woodstock State: VT Zip Code: 05091

Co-Applicant: _____ Phone: _____ Email: _____

Address: _____ City/Town: _____ State: _____ Zip Code: _____

Signature(s): Justin Freiberg

*What is the best way to contact you? Phone or Email dhsdesigns@hotmail.com

*What address would you like your Notice of Hearing/Permit mailed to? 363 Old Piper Road, Baltimore, VT 05143

Agent Authorization

(a representative speaking on behalf of the owner/applicant)

I, Justin Freiberg owner of property located at 11 College Hill Road Woodstock, Vermont, hereby designate as my agent.

Name of Agent: David H. Sigl Phone: (617) 266-4488 Email: dhsdesigns@hotmail.com

Address: 363 Old Piper Road City/Town: Baltimore State: VT Zip Code: 05143

Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation

Signature: Justin Freiberg

Parcel ID Number(s): 23.52.41.000 Address: 11 College Hill Road Zoning District: RMD Overlay District: _____

Proposal of project: _____

Construct new connector entry between existing house and existing garage. Also alterations to the existing house and existing garage per plans provided.

----- Planning & Zoning Office Only -----

Village Design Review Hearing Date: _____ Village Development Review Hearing Date: _____

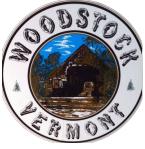
Town Development Review Hearing Date: _____ South Woodstock Review Hearing Date: _____

Planning Commission Hearing Date: _____ Conservation Commission Hearing Date: _____ Administrative: _____

Date Recvd: _____ Date Complete: _____ By: _____ Application #: _____

Review Fee: _____ Itemized Fee: _____ Recording Fee: _____ Total Fee: _____

Paid: cash _____ check _____ MuniPay: _____ Payment Date: _____



Town of Woodstock, VT

1 inch = 35 Feet

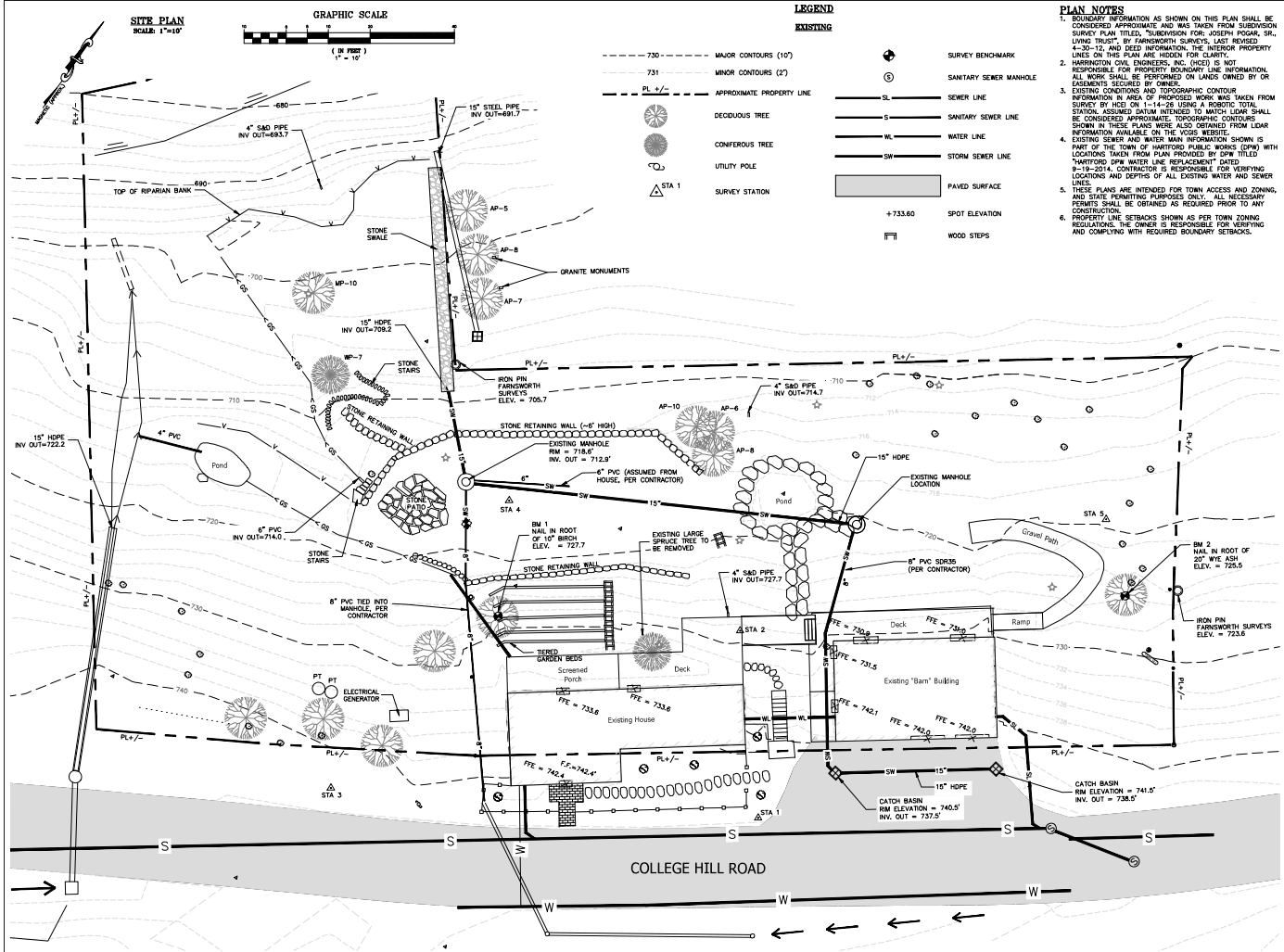


www.cai-tech.com

June 15, 2026



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- PLAN NOTES**
- BOUNDARY INFORMATION AS SHOWN ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE AND WAS TAKEN FROM SUBDIVISION SURVEY PLAN FILED, SUBMISSION FOR JOSEPH FRIGAL, SR., LIVING TRUST, BY FARNSWORTH SURVEYS, LAST REVISED 4-20-12, AND DEED INFORMATION. THE INTERIOR PROPERTY LINES ON THIS PLAN ARE HIDDEN FOR CLARITY.
 - HARRINGTON CIVIL ENGINEERS, INC. (HCEI) IS NOT RESPONSIBLE FOR PROPERTY BOUNDARY LINE INFORMATION. ALL WORK SHALL BE PERFORMED ON LINES OWNED BY OR EXAMINATIONS SECURED BY OWNER.
 - EXISTING CONDITIONS AND TOPOGRAPHIC CONTOUR INFORMATION IN AREA OF PROPOSED WORK WAS TAKEN FROM SURVEY BY HCEI ON 11-14-20 USING A ROBOTIC TOTAL STATION. ASSUMED DATUM INTENDED TO MATCH LIDAR SHALL BE CONSIDERED APPROXIMATE. TOPOGRAPHIC CONTOURS SHOWN IN THESE PLANS WERE ALSO OBTAINED FROM LIDAR INFORMATION AVAILABLE ON THE VEOS WEBSITE.
 - EXISTING SEWER AND WATER MAIN INFORMATION SHOWN IS PART OF THE TOWN OF HARTFORD PUBLIC WORKS (CPW) WITH LOCATIONS TAKEN FROM PLAN PROVIDED BY CPW TITLED "HARTFORD CPW WATER LINE REPLACEMENT LAYOUT 9-18-2014." CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS AND DEPTHS OF ALL EXISTING WATER AND SEWER LINES.
 - THESE PLANS ARE INTENDED FOR TOWN ACCESS AND ZONING, AND SHOWN FOR PERMITTING PURPOSES ONLY. ALL NECESSARY PERMITS SHALL BE OBTAINED AS REQUIRED PRIOR TO ANY CONSTRUCTION.
 - PROPERTY LINE SETBACKS SHOWN AS PER TOWN ZONING REGULATIONS. THE OWNER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH REQUIRED BOUNDARY SETBACKS.

NO.	REVISION	DATE	NO.	REVISION	DATE

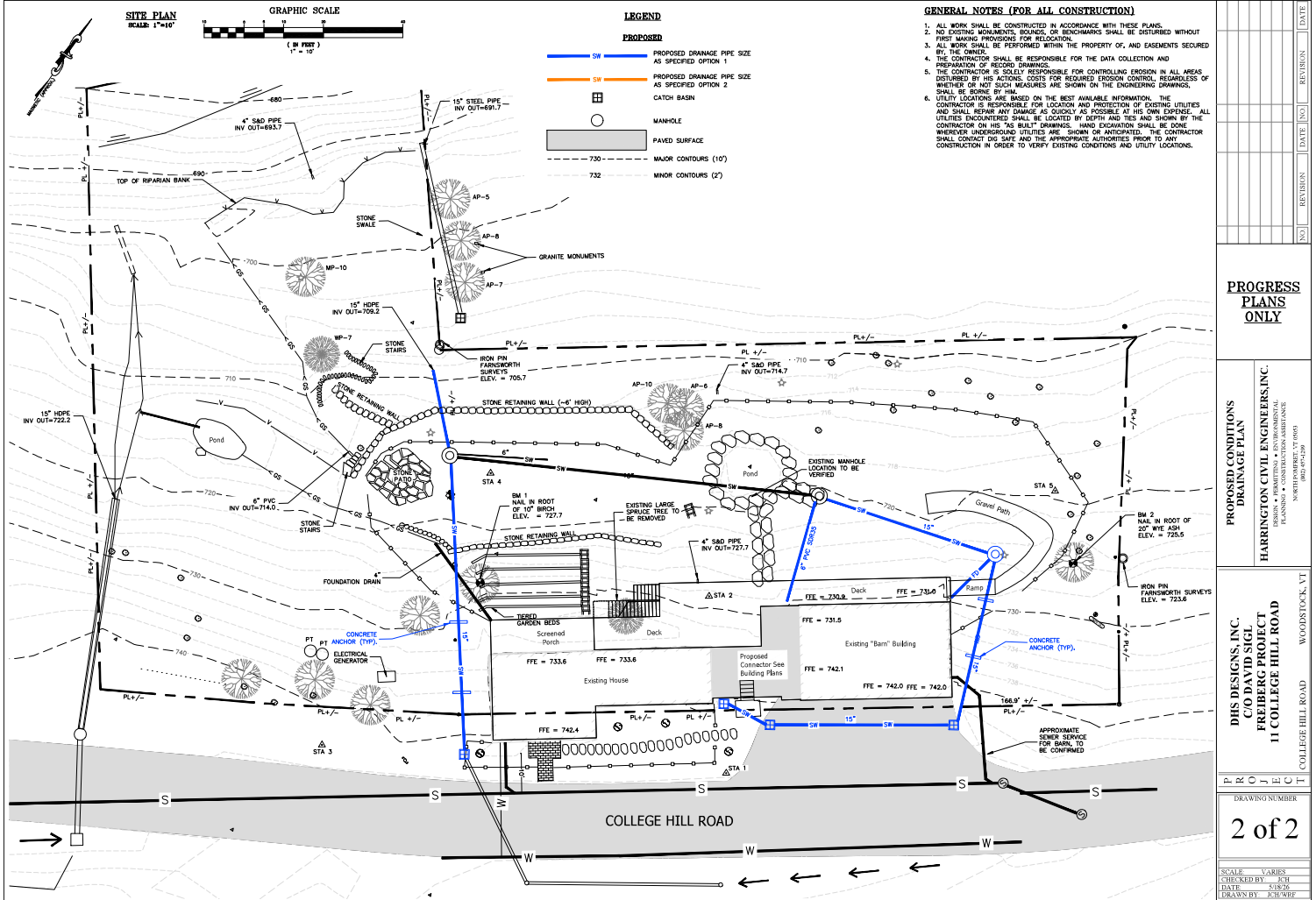
PROGRESS PLANS ONLY

EXISTING CONDITIONS DRAINAGE PLAN
HARRINGTON CIVIL ENGINEERS, INC.
 11 COLLEGE HILL ROAD
 WOODSTOCK, VT 05099

DIS DESIGNS, INC.
 C/O DAVID SIGL
 FREDERIC PROJECT
 11 COLLEGE HILL ROAD
 WOODSTOCK, VT

SCALE	VARIABLES
CHECKED BY: ECH	
DATE: 08/29	
DRAWN BY: ECH/DFE	

DRAWING NUMBER
1 of 2



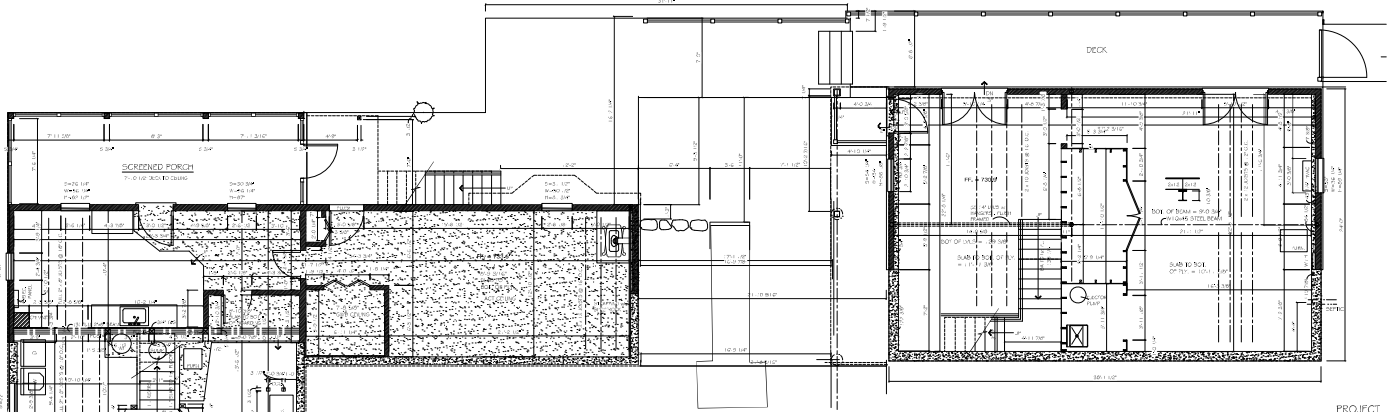
NO.	DESCRIPTION	DATE

**MAIN HOUSE
FULL
LOWER LEVEL
FLOOR PLANS**

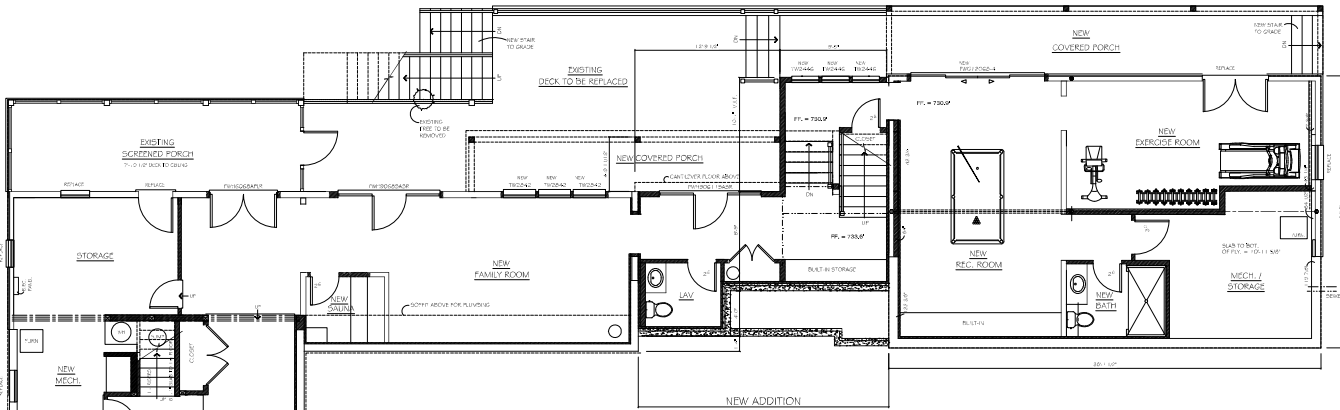
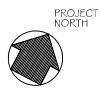
PROJECT NO. 00049
DATE 20 MAY 2020
DRAWN BY BTH DESIGN LLC
CHECKED BY DHS

A-1

SCALE: 1/4" = 1'-0"



1 EXISTING LOWER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED LOWER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"

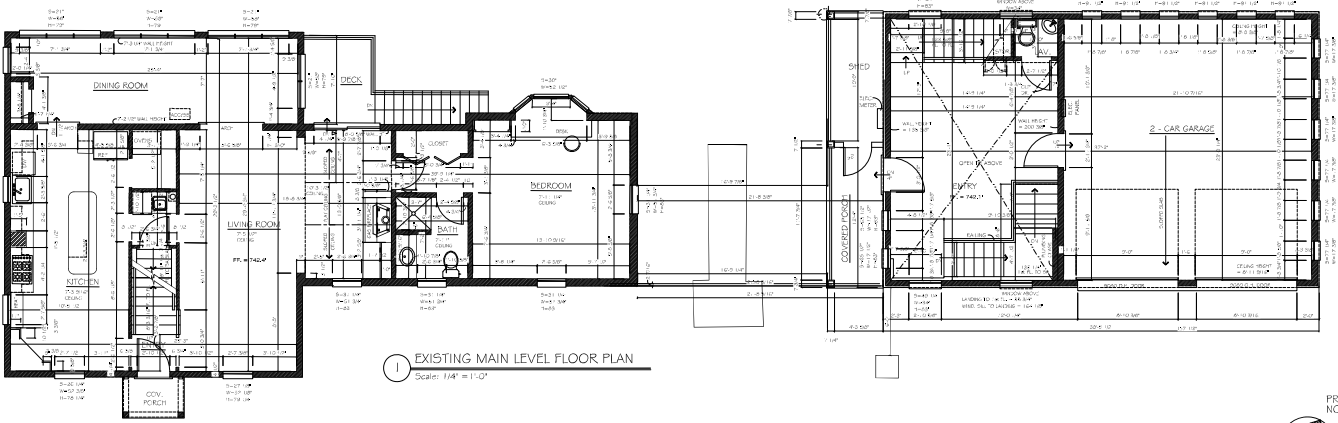
NO.	DESCRIPTION	DATE

**MAIN HOUSE
FULL
MAIN LEVEL
FLOOR PLANS**

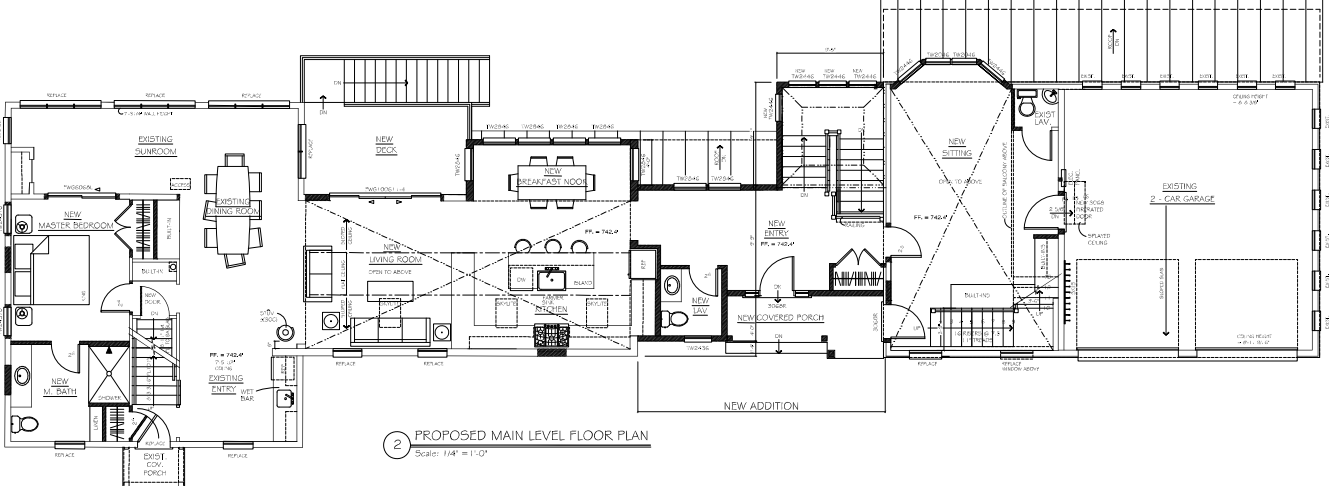
PROJECT NO. 00049
DATE 20 MAY 2020
DRAWN BY BTH DESIGN LLC
CHECKED BY DHS

A-2

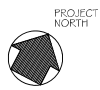
SCALE: 1/4" = 1'-0"



1 EXISTING MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



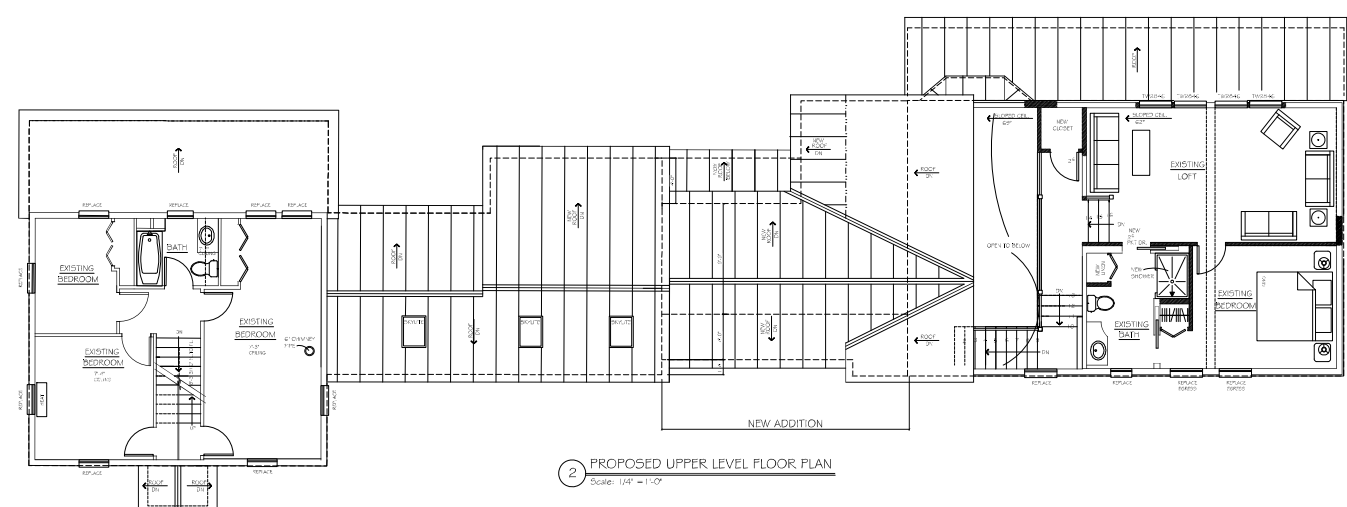
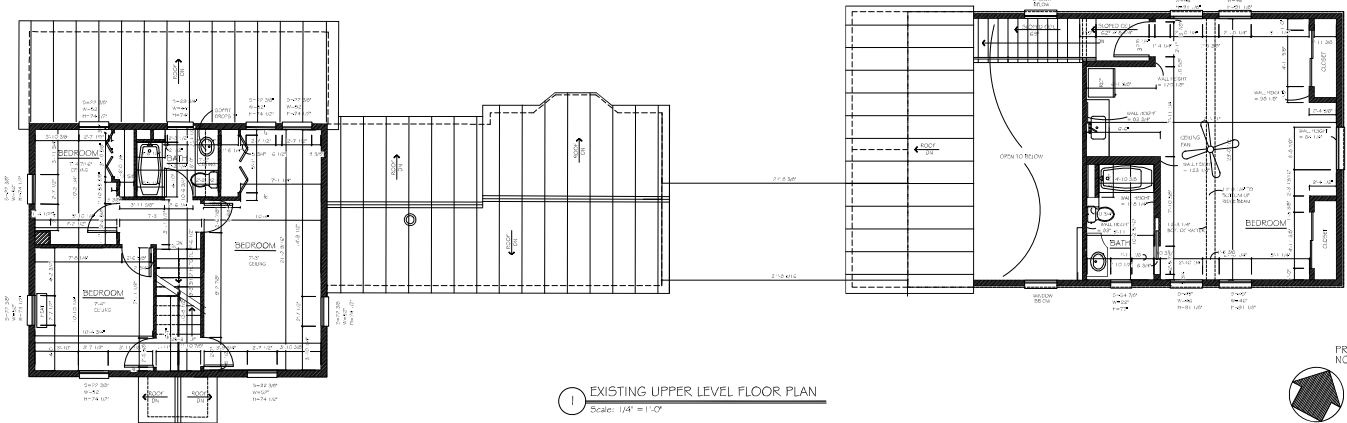
NO.	DESCRIPTION	DATE

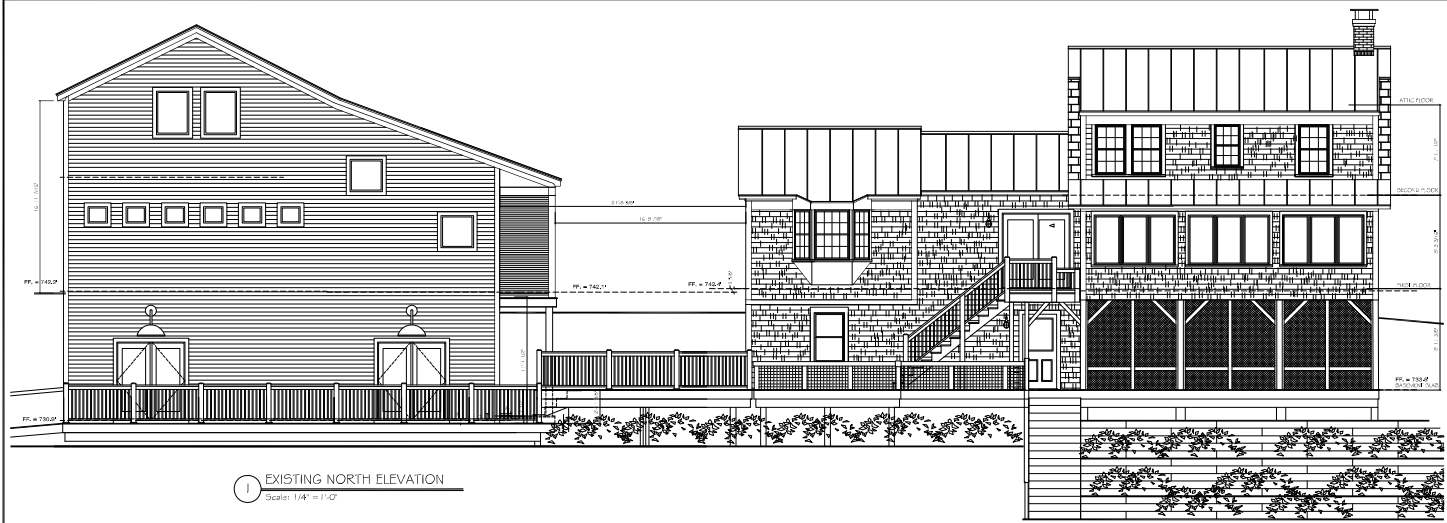
**MAIN HOUSE
FULL
UPPER LEVEL
FLOOR PLAN**

PROJECT NO.: 00049
DATE: 20 MAY 2020
DRAWN BY: BTH DESIGN LLC
CHECKED BY: DHS

A-3

SCALE: 3/16" = 1'-0"





1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

NEW ADDITION

DHS
DESIGNS, INC.

363 OLD PIPER ROAD
BALTIMORE, VT
05143
617.266.4488

CONSULTANT

PROJECT: EXISTING CONDITIONS & PROPOSED
NEW ADDITION DRAWINGS FOR:
FREIBERG RESIDENCE
11 COLLEGE HILL ROAD
WOODSTOCK, VERMONT 05091

NO.	DESCRIPTION	DATE

MAIN HOUSE
FULL
NORTH
ELEVATIONS

PROJECT NO.: 00049
DATE: 20 MAY 2020
DRAWN BY: BTH DESIGN LLC
CHECKED BY: DHS

A-5

SCALE: 1/4" = 1'-0"

 Edit Image



 Edit Image



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 Edit Image



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PUBLIC MEETING MINUTES
WOODSTOCK, VERMONT
CONSERVATION COMMISSION
31 The Green
Woodstock, VT 05091
(802) 457-7515

The Conservation Commission held a public meeting on Wednesday, May 20, 2026, at 6:30PM to conduct the following business:

Members present: Justin Quinn (Chair), Al Alessi, Whit Manter and Jenny Ahlen.

Staff present: Molly Maxham.

Public present: Robert Driscoll and Christy Driscoll.

Call to Order:

The meeting was called to order at 6:32 PM.

PUBLIC HEARINGS

A. T-0059-26 – Jonathan Bracken

Location: 1176 Fletcher Hill Road

Parcel ID: 07.03.16

Review Type: Conditional Use

Proposed Development: To construct an addition of approximately 2,556 SF, and renovate existing house.

This applicant was not present, and the board did not review this application.

B. T-0060-26 – Robert M. Driscoll

Location: 4109 South Road

Parcel ID: 33.01.11

Review Type: Conditional Use

Proposed Development: To construct a 670 SF addition on the first floor of the existing home.

The Driscolls presented an application to construct a 670 SF addition on the first floor of the existing home. The Driscolls are planning to move to this property full-time in the future. The addition will house a master bedroom, and the applicants will not be doing any extra excavation beyond what is necessary.

The board reviewed the steep slopes map with the applicant. The board had no concerns with this application.

Whit Manter motioned to approve this application.

Jenny Ahlen seconded this.

Approved 3-0

APPROVAL OF CC MINUTES –

The board reviewed minutes from the 9/17/2025 Conservation Commission meeting.

Al Alessi motioned to approve the minutes as submitted.

Justin Quinn seconded this.

Approved 3-0

The board reviewed minutes from the 11/24/2025 Conservation Commission meeting.

Al Alessi motioned to approve the minutes as submitted.

Jenny Ahlen seconded this.

Approved 3-0

The board reviewed minutes from the 3/18/2026 Conservation Commission meeting.

Al Alessi motioned to approve the minutes as submitted.

Jenny Ahlen seconded this.

Approved 3-0

Other Business:

The board discussed matters related to the commission and how their decisions could have more of an impact on applicants.

Adjournment:

Meeting adjourned at 7:16 PM.