



Colony of the Arts

**FINAL AGENDA
JANUARY 15, 2026
REGULAR MEETING (IN PERSON ONLY)**
Held at the Comeau Town Offices
45 Comeau Drive, Woodstock

6:00 PM

CALL TO ORDER, determination of quorum

Updates to AGENDA:

MINUTES: Nov 20

NEW BUSINESS:

SCHEDULED BUSINESS:

PUBLIC HEARINGS:

6:00 PM Close Public Hearing for **1105 Route 28** SPR# 18-0367 and SUP# 18-0472

6:05 PM **BERSERKERS LLC SPR# 25-0389 & SUP# 25-0700: Public Hearing** for Site Plan Review and Special Use Permit applications for redevelopment of site to create a seventeen room hotel within the HC Zoning District located at 39 Mill Hill Road in Woodstock SBL 27.55-1-17 Rep: Ron Pordy, Esq. of Pordy & Cavallaro LLP, Craig Leonard, Tom Pace, Medenbach, Eggers and Carr, Barry Price Architecture

6:20 PM **KATE LOUISE JOHNSON & ELIZABETH J. VANN PB# 26-1239: Sketch Plan Review** of a Minor Subdivision application for a Lot Line Revision of (2) parcels resulting in new lots of 1.134 and 21.959 acres by transferring 0.331 acre in the NC & R3 Zoning Districts located at 4632 Route 212 and 35 VanWagner Road in Willow SBL# 14.-2-21 and 14.-2-23.100 Rep: Don Brewer Surveying

UNFINISHED BUSINESS:

- + Make motion to approve draft resolution for Normand SUP# 25-0401B
- + Make motion to approve draft resolution for Berserkers SPR# 25-0389 & SUP# 25-0700
- + Make motion to approve draft resolution for 1105 Route 28 SPR# 18-0367 & SUP# 18-0472
- + Make motion to approve 2026 Calendar

ADJOURNMENT