

**WOODSTOCK PLANNING & ZONING COMMISSION**  
**REGULAR MEETING AGENDA**  
**THURSDAY, MARCH 21, 2024 - 7:30 PM**  
**WOODSTOCK TOWN HALL 415 Route 169 Woodstock, CT 06281**  
**Meeting Room 1 (lower level)**

This is a hybrid meeting. You can attend in-person or via Zoom using the provided link. Applicants and their representatives, and anyone else having business before the Commission, are encouraged to attend in person in order to facilitate the work to be done during the meeting. If you have concerns about your ability to attend this meeting, then please call the Town Hall. To access meeting materials:

<https://www.woodstockct.gov/planning-and-zoningcommission/pages/documents-zoommeetings>

Join Zoom Meeting:

<https://us02web.zoom.us/j/89514878460?pwd=RUZZVkJEM2tuUThCZ0tVZm9KUGRRUT09>

Meeting ID: 895 1487 8460

Passcode: 603611

Dial by your location: +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

**AGENDA**

- I. Call to Order
  - a. Roll Call
  - b. Designation of Alternates
  - c. Pledge of Allegiance
- II. Chair's Report
- III. Citizens' Comments
- IV. Meeting Minutes
  - a. February 15, 2024
  - b. March 7, 2024
- V. Public Hearings begin at 7:45pm
  - a. **#SP661-01-24 Dario Ciovacco, 170 Joy Rd** (map 7278 block 32 lot 06C) – Activity on a Scenic Road for driveway relocation
- VI. Old Business
  - a. **#SP661-01-24 Dario Ciovacco, 170 Joy Rd** (map 7278 block 32 lot 06C) – Activity on a Scenic Road for driveway relocation
- VII. Public Hearing
  - a. **Proposed Text Amendment:** Subdivision Regulations, Ch. V – Application Review, Decision and Post Approval Process, Section 2.D (application notice requirements)
- VIII. Old Business
  - a. **Proposed Text Amendment:** Subdivision Regulations, Ch. V – Application Review, Decision and Post Approval Process, Section 2.D (application notice requirements)
- IX. New Business
  - a. **#SP662-03-24 Mark Labonte, 122 Joy Rd** (map 7278 block 32 lot 06) – Activity on a Scenic Rd for driveway improvement to existing barway (***requires public hearing***)

- X. Review of Home Occupation Permit Applications (if any)
  - a. Priscilla Santos, 2003 Rt 198 – interior design consultant
  - b. Jason Morgan, 500 English Neighborhood Rd – home office for excavation business
  - c. Ivar & Kathryn McDonald, 510 Dugg Hill Rd – online non-profit providing data support to schools and youth organizations
  - d. Request for Review of Home Occupation application forms for use online
- XI. Non-residential Zoning Permits (if any)
- XII. Plan of Conservation & Development Update
- XIII. ZEO Reports
  - a. Office
  - b. Permits
  - c. Enforcement
- XIV. Budget Review & Bills
- XV. Citizens' Comments
- XVI. Correspondence
  - a. CT Dept of Housing Affordable Housing Land Use Appeals List 2023
  - b. Notice of Exempt Modification – Facility Modification at 215 Coatney Hill Rd, Woodstock – replacement of antennas & remote radio heads on existing antenna platform and mounts.
  - c. Proposed Solar Voltaic Power Generating Facility at 11 Castle Rock Rd, Woodstock, CT – 3.0 megawatt ground-mounted solar photovoltaic electric generating facility. **Currently seeking a Petition for Declaratory Ruling with CT Siting Council**
  - d. Article: Clarkson, Myriam; Al Hricz; Michalina Lauzier, Bennet Pudlin & Marcia Stemm, Education Committee of CT Mobile Manufactured Home Advisory Council. **“What exactly is a mobile manufactured home? The answer may surprise you.”**
- XVII. Adjournment