



WOODSTOCK  
PLANNING AND ZONING COMMISSION  
Regular Meeting Thursday – Minutes  
AUGUST 19, 2021  
Woodstock Town Hall Room 1

I. REGULAR MEETING

a) Call to Order: Jeffrey Gordon called the meeting to order at 7:37 pm.

b) Roll Call: Members Present– Jeffrey Gordon, Jeffrey Marcotte, Joseph Adiletta, Gail Dickinson, Nancy Fraser, Dean Gould, Dwight Ryniewicz

Absent: Mark Blackmer, Syd Blodgett, Doug Porter, David Morse, Tim Young.

Noted for Record: Quorum

Others: Town Attorney Richard Roberts, Tina Lajoie (ZEO), Ashley Stephens (Land Use Administrator and Wetlands Agent), Delia Fey (Town Planner), Several Members of the Public, Acting Recording Secretary Dotti Durst

c) Pledge of Allegiance: Jeffrey Marcotte led the Pledge of Allegiance.

II. DESIGNATION OF ALTERNATES: Dean Gould, Dwight Ryniewicz

II. MEETING RULES AND GUIDELINES: Members of the public are required to wear masks in the Town Hall, per the current CDC recommendation.

IV. CHAIR'S REPORT: Thanks to all staff and Commission members. A huge amount of work goes on between meetings, including when the town hall is officially closed.

\*Congratulations to town Attorney Richard Roberts on receiving recognition as one of the Best Lawyers in America ®2022 in Land Use, Zoning and Municipal Law.

\* SustainableCT meeting report: Woodstock seems to already lead the way, having been proactive in many of the areas the program: Planning and Zoning work already has been logging in points.

V. CITIZENS' COMMENTS: none

VI. MEETING MINUTES:

a). **Motion G. Dickinson seconded by J. Marcotte to accept the Minutes of July 8, 2021 and July 15, 2021 as presented carried unanimously, with D. Ryniewicz abstaining.**

b) July 22, 2021 and August 5, 2021 Meeting Minutes were not yet available to Members, no action.

VII. PRELIMINARY DISCUSSION: None

VIII. PUBLIC HEARING – Chair J. Gordon reviewed the Public Hearing protocols.

a).SP-M2-96-04 – 130 Brockway Road – GED Enterprise, LLC dba Bradford Standing Seam – 58' x 60' building for contractor's business – Continued. Note: the Public Hearing had been previously closed.

b). SP-650-06-35 – 1438 Route 171 – Jamie Reynolds & Jordan Wells – construct 20-unit dog kennel – Continued. The application is for a Mixed Use, thus requires a Special Permit. The Chair reminded those present that the Public Hearing rules are automatically applied as previously cited.

Documents received subsequent to that meeting: Revised plans 06-22-2021 and 07-30-2021. Sheets 1 and 2 of Site lines report 08-03-2021. CT DOT email 08-17-2021. A statement from the applicant

regarding the 5.66 acres parcel under discussion and a separate abutting parcel. Memo Planner D. Fey 08-10-2021. Memo NDDH 08-06. Supplemental information: E&S Bond proposal from Engineer Norm Thibeault 08-11-2021 and others included in the preparation package sent to Commission members.

Staff comments- a review took place of all public and written comments, reviewing the details of the application in the Woodstock Special Permit Regulations. This is a Mixed use (residential and commercial) with three (3) parking spaces in addition to the residents proposed. The NDDH has required an engineered septic system, and the provisions for this process are under review.

Chair J. Gordon noted that an email was sent to some of the Planning and Zoning Commission by a member of the public; a copy is provided for the record. The public has been informed about official process to be used when a comment is proposed about a matter before the Commission.

Norm Thibeault, Killingly Engineering, representing the applicants, who are present, addressed questions previously posed:

- as of the previous Public Hearing, the CTDOT and NDDH paperwork was not received. An email has been received from the CTDOT and a subsequent phone conversation with their engineer confirmed they have no concern with the site line demonstration; they will send written confirmation. The CTDOT has approved the driveway location. The NDDH has sent an August 6 signed letter from the Registered Sanitarian confirming the property to be capable of handling the proposed use.
- the Fire Marshal inquired about the proposed sign location. The sign is located such that an emerging vehicle has the sign behind them, preventing obstruction.
- the 75' radius of the adjacent property well is confirmed as outside the area of the proposed activity

Addressing comments and questions posed by the public:

- the applicants purchased an adjacent parcel of about 33 acres, which will be used for their private enjoyment and has already been registered in the Connecticut PA 490 (restriction on use) program.
- the State Archaeologist's office looked into the possibility of a Native American burial site on this 33-acre parcel, finding none on or nearby. It was noted that there are wetlands on the parcel, and thus was not commonly used for burials.
- regarding the frequency of dog breeding to take place at this location, it is documented by the AKC that Mr. Wells has raised three (3) litters in eleven (11) years and plans for no greater frequency
- odor emanating from the property will not be an issue as the owners will themselves reside at the site and will be constantly mindful
- the dogs are at the site in order to be trained, including in all aspects of their behavior; however, in order to ascertain that there not be off-site noise from the dogs, an Acoustical Solutions product will be utilized which baffles reverberation to a very low level, from a 6-second echo to 1 second.
- a letter received tonight from Canine Solution/Chris Ruskin (Union, CT) stating that as a man who shares the same profession, he is aware that Jordan Wells has an excellent professional reputation as a dog trainer. (Copy submitted to Commission at this time).
- Concern was previously raised about possible "field trials" on the 33-acre parcel. Connecticut is very specific about this use; only four (4) sites have been approved. They require a minimum of 200 acres and thus the parcel does not qualify.

Chair and Commission questions/comments for the Public Hearing:

- J. Adiletta: Special Permits run with the land. Thus, the applicant will need to provide documentation regarding all aspects of the proposed use, including any conditions of approval such as the utilization of



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acoustical baffles, the number of litters of dogs per year, and other specifics, in order that in the future, should the property change hands, all specifics are documented. Jordan Wells, applicant: reviewed his criteria for breeding and all mandates. His proposal is not primarily to function as a breeding site.

– Chair J. Gordon: Reviewed the statutory timeline for the application. He noted that the required Erosion & Sediment Control Bond is in.

Public Comments:

- Nicholas DeJot, Rt 197: notes his positive experience with J. Wells and his character; he views this as the type of business Woodstock should welcome.
- Kate Lussier: worked for J. Wells, praising the applicant for keeping the work site very clean and training the dogs to be quiet
- Jay Fisher, abutter, asks about a different possible location for the proposed septic. Noted the 1868 Woodstock map shows a Native American burial site but was not in the 33 acres. It was along Barlow Cemetery Road. He favors the plan as it will further protect the area's resources including water.
- Dan Rossi, 1432 Rt 171: concerns are about outdoor dog activities including noise but not about the character of the applicant
- Mike Gehrig, abutter, has a concern about impacts on property values, noting that CGS 20- 327b requires disclosure of property imperfections and that 20-327g requires disclosure about hunting/shooting sports when property is sold.
- Rob Cortin, owner/ 1432 Rt 171: provided a screen shot from a 2021 Google map demonstrating that the vegetated buffer between the properties is not exclusively evergreen but does have deciduous trees. The photos were projected onto the overhead screen by Planner D. Fey. This foliage line can impact noise levels onto his property and particularly live fire. He asks for a periodic compliance review of the business, to ascertain that there are indeed no adverse impacts to abutters.
- Virginia Nagel, 1412 RT 171: inquires about “field trials” previously reviewed. Mr. Wells: any shooting as part of the dog training would utilize blank shells only (no projectile so no safety concern) which is to acclimate the dog at the end of the training period and might use 3 or 4 blanks. Reminder: “field trials” involve horseback and require a minimum of 200 acres, so this will not be possible.
- Jamie Reynolds, applicant, added: training is almost completely done indoors, where acoustic panels will be installed, except for the dogs’ exercise. Any outdoor activity including any acclimation to the sounds of a shot will be timed such that Jordan Wells will remain a good neighbor. Dogs and owners are interviewed previous to acceptance for training to determine suitability.
- Planner D. Fey clarification: some dogs will need the acclimation to the sound of 3 or 4 trigger pulls
- PZC member D. Gould confirmed that a blank shell is quieter than ammunition.
- Dan Rossi noted this is an indoors and outdoors use, 7 days a week
- Applicant’s Engineer Norm Thibeault offered to examine the location of the proposed septic and consider the location of the well of the abutter; ideally the location will be down-slope as is proposed. The Health Code will determine if indeed it can be moved. J. Gordon confirmed with Attorney Richard Roberts that minor adjustments of the location of a well or septic, if approved by the NDDH, and the revised location is subsequently modified on the plans, is acceptable. The abutter, however, stated that this may not be an issue, as the house lot was approved 20 years ago but not yet built upon.

There were no further comments or questions by the Commission members or by the public.

**Motion by G. Dickinson seconded by J. Adiletta to close the public hearing at 8:57 PM on Special Permit application SP-650-06-35, proposed 20-unit dog kennel, mixed commercial and residential use, 1438 Route 171 carried unanimously.**

IX. NON-RESIDENTIAL ZONING PERMITS: none

X. NEW BUSINESS:

SP-652-08-38- 150 Route 169- Woodstock Academy c/o Christopher Sanford- Map 6395, Block 64, Lot 11- Construction of 156 new parking spaces at the Loos Center for the Arts: As this is a request for a Special Permit, a Public Hearing will be needed. Engineer Pete Parent proposed a request for a waiver for a Traffic Report as there will be no impacts on traffic flow if the application is approved.

**Motion J. Adiletta seconded by G. Dickinson to schedule a Public Hearing on 09-23-2021 at 7:45 PM to consider additional parking spaces at the Loos Center for the Arts carried unanimously.**

XI. OLD BUSINESS

a).651-07-37- 1015 Rt 198- Carl and Patricia Noren- 2 lot subdivision: This will be a "Minor" subdivision, per Regulations, involving a boundary line adjustment. CT DOT requests a Site Line demonstration. The applicant requests an extension, as the PZC 09-18-2021 meeting was changed.

**Motion G. Dickinson seconded by N. Fraser to table 651-07-37- 1015 Rt 198 and accept the request for an extension of the Public Hearing to September 23 at 7:45 PM carried unanimously.**

b).SP-M2-96-04 – 130 Brockway Road — 58' x 60' building for contractor's business: The Public Hearing was closed at the previous meeting; a letter arrived subsequent to that date but cannot be considered. Staff input, however, such as from the Town Attorney, Planner or Town Hall staff are permitted by statute. The question of the meaning of the phrase in the Special Permit Criteria, vii. *It will provide unhindered emergency vehicle access* was discussed: Attorney Richard Roberts clarified that this regulation applies to the road but not the property itself.

Chair J. Gordon read the Planning and Zoning Regulation: Criteria for Approval of a Special Permit Article V, # L into the record noting the Commission finds all criteria have been met, as well as reading # L. e. "In evaluating the Special Permit application, the Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete or inaccurate, this approval shall be modified, suspended or revoked."

**Motion J. Adiletta seconded by D. Gould to approve the application of GED Enterprise, LLC (dba Bradford Standing Seam) as presented.**

**\*Secondary motion to amend the main motion by J. Adiletta seconded by D. Ryniewicz to approve the Erosion & Sediment Control Bond in an amount of \$4,702.50 carried unanimously.**

**\*Secondary motion J. Marcotte Seconded by D. Gould to amend the main motion to certify the Erosion & Sediment Control Plan as presented carried unanimously.**

**\*Main motion as amended twice: Approve as presented the special permit modification SP-M2-96-04 for GED Enterprise, LLC, dba Bradford Standing Seam, 130 Brockway Road; approve the Erosion & Sediment Control Bond in an amount of \$4,702.50; and certify the Erosion & Sediment Control Plan as presented carried unanimously.**



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c). SP-650-06-35 – 1438 Route 171 – Jamie Reynolds & Jordan Wells – construct 20-unit dog kennel:

Chair J. Gordon read the Planning and Zoning Regulation: Criteria for Approval of a Special Permit Article V, # L into the record noting the Commission finds all criteria have been met, as well as reading # L. e. “In evaluating the Special Permit application, the Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete or inaccurate, this approval shall be modified, suspended or revoked.”

**Motion J. Marcotte Seconded by G. Dickinson to approve the Special Permit application SP-650-06-35, proposed 20-unit dog kennel (mixed use: commercial and residential) 1438 Route 171, as presented, including the use of acoustic baffles.**

**\*Secondary motion by G. Dickinson seconded by J. Adiletta to amend the main motion: The business shall be a training and boarding kennel with no more than two litters allowed per 12-month time period. Secondary motion carried 5-2 with J. Marcotte and D. Gould voting “nay”**

**\*Secondary motion by J. Adiletta seconded by J. Marcotte to amend the main motion: Certify the Erosion & Sediment Control Plan as presented and approve the Erosion & Sediment Control bond in an amount of \$2,090.00 carried unanimously.**

**\*Main motion as amended twice to approve as presented the Special Permit application SP-650-06-35, proposed 20-unit dog kennel (mixed use: commercial and residential) 1438 Route 171, with the use of acoustic baffles as presented by the applicants, to approve the Erosion & Sediment Control Bond in an amount of \$2,090.00; and to certify the Erosion & Sediment Control Plan as presented carried unanimously.**

XII. ZEO REPORTS: Several Building Office matters are underway.

XIII. BUDGET REVIEW & BILLS: Public Hearing Legal Notices will generate bills for next month. The Chair will request a copy of the PZC budget year-to-date for the next Regular Meeting.

XIV. CORRESPONDENCE: A Recording Secretary is being sought. The quarterly issue of the CT Federation of Planning and Zoning bulletin has arrived, detailing relevant changes in Connecticut law.

XV. ADJOURNMENT:

**Motion G. Dickinson seconded by J. Adiletta to adjourn carried unanimously.**

Chair J. Gordon adjourned the meeting at 9:41 pm.

Respectfully submitted by Dotti Durst, Acting Recording Secretary. *Dorothy Durst*

*DISCLAIMER: These minutes have not yet been approved by the PZC. Please refer to next month's minutes for approval/amendments.*