

**WOODSTOCK PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING**  
**Thursday, March 4, 2021 – 7:30 PM**  
**ZOOM Online**

In accordance with Governor Lamont's Executive Orders and social distancing guidelines recommended by the CDC in response to COVID-19, members of the Planning & Zoning Commission participated in the meeting via ZOOM online.

**MINUTES**

**I. MONTHLY MEETING AT 7:30 PM:**

- a) Call to Order: Jeffrey Gordon called the meeting to order at 7:30 pm.
- b) Roll Call:
  - Members Present: Jeffrey Gordon, Jeffrey Marcotte, Joseph Adiletta, Mark Blackmer, Syd Blodgett, Timothy Young, Gail Dickinson
  - Alternates Present: Dwight Ryniewicz, Doug Porter, Nancy Fraser
  - Absent: David Morse, Frederick Rich
  - Noted for Record: Quorum
  - Others Present: Atty. Rich Roberts, Delia Fey, Members of the Public
- c) Pledge of Allegiance: Jeffrey Marcotte led the Pledge of Allegiance.

**II. MEETING RULES AND GUIDELINES:** Chairman Gordon briefly reviewed the rules and regulations associated with the Governor's Executive Orders relative to conducting meetings via Zoom Online during COVID-19.

**III. DESIGNATION OF ALTERNATES:** Doug Porter and Dwight Ryniewicz were seated.

**IV. CHAIR'S REPORT:** Chairman Gordon thanked the Commissioners and staff for their ongoing work with the Planning & Zoning Commission. He asked Commissioners to inform him if they are unable to make the April meeting that has a public hearing scheduled.

**V. ANNUAL LEGAL TRAINING SESSION WITH ATTORNEY RICHARD ROBERTS:**

Chairman Gordon provided the following questions to Atty. Roberts on behalf of the Commission. Attorney Roberts also shared how things are moving in terms of virtual meetings, and when the Executive Orders expire. He answered other questions regarding levying fines and fine enforcement and the Governor's Executive Orders relative to extending issued permits.

- 1. Does the Town have to use an ordinance to regulate the land use fees and the fee process for land use permits or can the PZC use the Zoning Regulations to incorporate (and change) such?
- 2. Previously, there was discussion about if the PZC could limit for how long a special permit lasts or put provisions into a special permit approval for a review of compliance at a certain point in time. Can the PZC do these things?
- 3. If the State were to legalize something that in a federal law is illegal, then how might the PZC handle the discrepancy from a regulatory point of view?
- 4. Previously, the PZC was informed that it could put into the Zoning Regulations about the ZBA not granting "use variances" separate from "hardship variance". Please update the PZC as to what can and cannot be in the Zoning Regulations regarding limiting anything the ZBA does.

There was general discussion about PZC and ZBA statutory responsibilities and functions, public hearings, avoiding bias and ex parte discussions, conflicts of interest, and new and proposed state legislation.

**VI. ADJOURNMENT: Motion** was made by Timothy Young, and **Seconded** by Joseph Adiletta, to **Adjourn. The motion passed.** The meeting adjourned at 9:22.

The recording of this meeting can be found here: <https://youtu.be/aWYbBeqXfhA>

Respectfully submitted by Cynthia Brown, Recording Secretary. **DISCLAIMER:** These minutes have not yet been approved by the PZC. Please refer to next month's minutes for approval/amendments.