

Woodstock Planning & Zoning Commission

SPECIAL MEETING

Thursday, February 3, 2022

7:30 PM

WOODSTOCK TOWN HALL, MEETING ROOM 1 & VIRTUAL via Zoom

This meeting was conducted in-person and as a web-based virtual meeting. Because of virtual attendance, this meeting is being recorded. This procedure has been reviewed and approved by Town Attorney Richard Roberts.

**Masks are required in the Town Hall*

This meeting can be viewed at: <https://youtu.be/eKczT7Dod8>

1. Call to Order: Jeffrey Gordon called meeting to order at 7:32 pm

a. Roll Call- *Noted for record: Quorum*

Members Present- Jeffrey Gordon (Chair), Joseph Adiletta, Joe Polulech, Mark Blackmer, Timothy Young, Dean Gould

Members Present via Zoom- Nancy Fraser, Douglas Porter

Members Absent- Jeffery Marcotte, Dwight Ryniewicz , David Morse

Others Present- Delia Fey (Town Planner), ZEO Ashley Stephens, Recording Secretary Amy Monahan.

b. Designation of Alternates: Dean Gould and Doug Porter seated.

c. Pledge of Allegiance

2. Chair's Report

a. Thank you to all staff and commissioners for all the hard work that takes place between meetings and the time you spend at meetings.

b. Reminder that there will be the Regular Business Meeting in 2 weeks on Thursday, February 17, 2022 and additional Special Meeting the week after Business Meeting on Thursday, February 24, 2022 to continue work with the Affordable Housing Plan Update.

3. Affordable Housing Plan Update

a. Delia Fey presented power point slides- Public Information Meeting

i. Affordable Housing is defined by State Statute as costing less than 30% of the income of a household earning 80% or less of the area median income (AMI)

1. Other affordable housing proposals by advocacy groups were discussed including Desegregate CT. The commission feels the type of Affordable Housing proposed by such groups is not applicable to the rural Town of Woodstock.

2. Senior Housing was noted as a possible housing option that could be addressed to increase the Affordable Housing numbers in Woodstock.

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- a. New Roxbury Village is the only deed restricted/governed housing in the town of Woodstock (24 units). The Housing Authority has been contacted by Delia Fey about the current Woodstock Affordable Housing Plan update.
- ii. Attainable Housing or 'attainable housing' is not deed restricted/regulated or in any way guaranteed to remain at a certain price or rent but occurs at a low enough cost as to be affordable to many people without public assistance. It is owned and/or managed by the private sector and cost or rent is subject to fluctuation based on the market.
- iii. State mandate for Affordable Housing Plans is found in Connecticut General Statutes 8-30j. At least once every 5 years every municipality must prepare or amend and adopt an Affordable Housing Plan. The goal of affordable housing is "to undertake a proactive planning process and lay-out a strategy for meeting the housing needs of existing and future residents and workers". The plan must specify how the municipality intends to increase the number of affordable housing units in the municipality.
- iv. A good plan will address both types of affordable housing. The Town of Woodstock plan will be created with the following steps:
 - 1. Obtain Public Input
 - a. Invite public to attend meetings
 - b. Public Information Survey
 - 2. Conduct Needs Assessment/Research
 - 3. Develop Goal & Strategies
 - 4. Draft Plan
 - 5. Hold Public Hearing
 - 6. Adopt Plan
- v. Woodstock Zoning Districts and Map were reviewed
 - 1. Woodstock zoning is where changes can be made to affect Affordable Housing availability.
 - 2. Delia will pull data for condos, apartments and multifamily homes for next meeting.
 - 3. Zoning permits currently allow for 1 single family (with accessory buildings).
 - 4. Special permits currently allow for Multi-Family housing.
- vi. Subdivision Regulations
 - 1. Subdivisions deal with how land is divided, not the use of the land.
- vii. Interactive Survey for Commissioners including SWOT analysis
 - 1. Delia Fey prepared and presented an interactive survey about the Town of Woodstock and Affordable Housing that included SWOT (Strength, Weakness, Opportunity, Threat) analysis and discussion for each question.
 - 2. The survey revealed the following about its participants

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- a. The most common living situation of the group is single family home, resident owned
- b. The majority of the group has lived in Woodstock 20+ years
- c. The majority of the groups is between the ages of 50 and 59
- d. 83% of the group saw subdivision in Woodstock as an OPPORTUNITY
- e. 67% of the group found existing price of rent in Woodstock as an OPPORTUNITY
- f. 50% of the group found the Zoning Permit Process in Woodstock as an OPPORTUNITY (33% found it a Strength and 17% found it a Weakness)
- g. The group found rental availability of housing in Woodstock to be 50/50 between Weakness and Opportunity
- h. The group was 50/50 on ever having struggled to pay living expenses or knowing someone who struggles to pay their living expenses.
- viii. As of this afternoon, Woodstock has 188 surveys completed. It is important to get input from as many Woodstock residents as possible and everyone should share the information to increase the participant number.

4. Adjournment

- a. ***Motion** was made by Timothy Young and ***Seconded** by Mark Blackmer to adjourn. ***The motion passed unanimously.** The meeting adjourned at 8:53 pm.

****Note for the record-** Douglas Porter left the meeting at 7:59 pm because of audio/technical difficulties with the Zoom link.

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