

Woodstock Planning & Zoning Commission

SPECIAL MEETING

Thursday, February 24, 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/HGrld793VmU>

1. Call to Order: Jeffrey Gordon called meeting to order at 7:33 pm

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

Members Present- Jeffrey Gordon (Chair), Joe Polulech, Syd Blodgett, Mark Blackmer, Jeffery Marcotte
Members Present via Zoom- Dwight Ryniewicz, Doug Porter, Joseph Adiletta, Dean Gould, David Morse,
Tim Young joined the meeting at 7:40 pm and Dean Gould was removed from seat.

Others Present- Delia Fey (Town Planner), ZEO Ashley Stephens, Recording Secretary Amy Monahan
Members Absent- Nancy Fraser

- b. Designation of Alternates: Dwight Ryniewicz and Dean Gould seated until 7:40 pm
- c. Pledge of Allegiance: Jeffery Marcotte lead the 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. A reminder that there is a special meeting scheduled for next week to work on the Affordable Housing Plan.

3. Affordable Housing Plan Update

- a. Currently at 355 surveys completed. The survey will continue through March 1, 2022.
- b. Delia Fey has made corrections and editions to the draft reviewed at last meeting and emailed the updated document to commissioners.
- c. The goal of the Town of Woodstock is to increase attainable housing options as it would be very difficult to reach the recommended state standards of Affordable Housing. The only "Affordable" housing in Woodstock is the elderly housing location that consists of 24 deed restricted housing units and the only option to increase "Affordable Housing" would be to add more deed restricted units.
- d. Doug Porter discussed how costs to build in rural areas increase faster than towns with municipal water and sewer. He stated that even towns with municipal works are struggling with costs. The only way he sees housing costs lowering is by increasing density of units to share housing costs. Multifamily is a way to help reduce costs.

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- e. It was recommended to include sewer system and community well locations in the documents for Affordable Housing Plan updates. It was also recommended to look into state funding options, requirements and limitations in terms of housing for informational purposes.
- f. Delia Fey presented the following
 - i. Current Woodstock Zoning information including how it requires multifamily units to obtain a Special Permit.
 - ii. Types of housing that would be compatible in the town of Woodstock.
 - iii. Different images of what would work in Woodstock for accessory apartments and duplexes.
 - iv. Potential housing opportunities compatible in rural communities.
- g. Jeffery Gordon reminded commissioners that what is decided for Affordable Housing may cause changes in the town permitting process and that is something that commission will have to look into at a further date.
- h. Joe Adiletta made a ***Motion** to cancel the meeting on March 3, 2022. ***Seconded** by Mark Blackmer. ***The motion passed unanimously.**

4. Adjournment

- a. ***Motion** was made by Timothy Young and ***Seconded** by Mark Blackmer to adjourn. ***The motion passed unanimously.** The meeting adjourned at 8:51 pm.

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.