

# Woodstock Planning & Zoning Commission

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## SPECIAL MEETING

Thursday, March 31, 2022

7:30 PM

WOODSTOCK TOWN HALL, MEETING ROOM 1 & VIRTUAL via Zoom

*The state statute currently allows for in person meetings unless quorum or more requests virtual meetings. Because of virtual attendance, this meeting is being recorded. This procedure has been reviewed and approved by Town Attorney Richard Roberts.*

*Recording of this meeting can be viewed at: <https://youtu.be/ULgT1qkkK6s>*

**1. Call to Order-** Chairman Jeffrey Gordon called meeting to order at 7:35 pm

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

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

Members Absent- Dwight Ryniewicz, Doug Porter, Syd Blodgett, Nancy Fraser

Others Present- Delia Fey (Town Planner), Recording Secretary Amy Monahan and member of the public Leon Engman.

b. Designation of Alternates: Dean Gould was seated.

c. Pledge of Allegiance

**2. Chair's Report**

a. Thank you to staff and commissioners for all the work you do between meetings and for attending the extra special meetings.

b. Reminder that there is a meeting scheduled for next week as well as on the 28<sup>th</sup> of April for the purpose of Affordable Housing. Our regular business meeting is scheduled for April 21, 2022.

**3. Updates to the Town's Affordable Housing Plan**

a. Delia Fey has revised the data analysis and needs assessment draft and sent the updated draft to commissioners for review.

b. Delia Fey has drafted language for each section in the table of contents of the Affordable Housing Plan draft.

i. Delia Fey will research to clarify the definitions of single family attached housing and if/how that differs from condominiums for the commission.

ii. Delia Fey will review the current regulations for mobile homes and update the commission. Campgrounds are not in the affordable housing plan because they are not year-round housing. Jeffery Gordon reviewed the current trailer ordinance from 1972 (with multiple updates) with the commission.

iii. Delia Fey would like to include a section on Agricultural Housing in the Affordable Housing Plan. Jeffery Gordon has sent out an invitation to the Ag Commission to attend our upcoming meetings.

iv. Delia Fey will clarify data and definitions surrounding the Area Median Income for the commission.

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- v. The current multifamily and mixed uses regulations need to be updated and that task is currently on the Planning & Zoning strategic plan.
  - vi. Delia Fey will work on further detailing the definition of “attainable housing” by adding numerical values/ranges.
  - vii. Joe Adiletta suggested to note in document that agricultural land would be diminished in order to create dwellings proposed in the buildout analysis.
  - viii. Jeffery Gordon mentioned and discussed that the state’s one size fits all approach to Affordable Housing is not realistic to apply to Woodstock for many reasons including lack of infrastructure (such as public sewer and transportation) and amount of conservation and PDR allocated land.
  - ix. Timothy Young noted that affordable housing would benefit the Agricultural community as affordable units for farm workers is a current obstacle.
  - x. Joe Polulech would like to see the Infrastructure Assessment wording expanded to show specifics that demonstrate how the state requirements are not realistic to Woodstock.
- c. Jeffery Gordon asked if there was enough time for Delia to prepare data from the action list generated from this meeting. The meeting scheduled for next week is not adequate time for tasks to be completed to provide new Affordable Housing information.
- i. David Morse made a **\*Motion** to cancel the Special Meeting for April 7, 2022. **\*Seconded** by Mark Blackmer. **\*The motion passed unanimously.**

#### 4. Adjournment

- a. Timothy Young made a **\*Motion** to adjourn. **\*Seconded** by Mark Blackmer. **\*The motion passed unanimously.** The meeting adjourned at 9:25 pm.

\*Respectfully submitted by Amy Monahan, Recording Secretary. DISCLAIMER: These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month’s meeting for approval/amendments.