

# Woodstock Planning & Zoning Commission

---

## MONTHLY BUSINESS MEETING

Thursday, April 21, 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.*

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

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

Members Present- Jeffrey Gordon (Chair), Joseph Adiletta, Mark Blackmer, Jeffery Marcotte, Dwight Ryniewicz, Timothy Young, David Morse (arrived at 7:37 pm)

Members Present via Zoom-, Nancy Fraser, Doug Porter, Syd Blodgett (joined at 7:45 after chair's motion)

Members Absent- Joe Polulech, Dean Gould

Others Present- Delia Fey (Town Planner), ZEO Ashley Stephens, Stewart Morse, Nicole Bovino, Sean Marr and Recording Secretary Amy Monahan.

#### b. Designation of Alternates: Doug Porter and Dwight Ryniewicz were seated. Dwight Ryniewicz was unseated at 7:45 when Syd Blodgett arrived.

#### 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. Jeffery Gordon distributed a draft of a resolution in reference to motions made in the past that Woodstock opposes any limitations on local control of land use. He noted that the legislature is still trying to gain control of local land use regulations. This resolution will be sent out to representatives and other applicable state officials.

##### i. Joe Adiletta suggested to change the last sentence to read the following- "Woodstock's Planning and Zoning Commission opposes any additional limitations from the current General Statutes on local control of land use."

*Woodstock's Planning and Zoning Commission reaffirms its support for people in Woodstock keeping their local decision-making and control about what happens in their own town.*

*People in Woodstock know best what is best for their own community. They work with their elected officials who represent them in their town government and make local decisions with their input.*

*Woodstock's Planning and Zoning Commission opposes any limitations from the current General Statutes on local control of land use.*

##### ii. Jeffery Gordon made a **\*Motion** that the Planning & Zoning Commission approve the resolution presented. **\*Seconded** by Jeffery Marcotte. **\*The Motion Passed Unanimously.**

# Woodstock Planning & Zoning Commission

---

## 3. Citizen' Comments

- a. None

## 4. Meeting Minutes

- a. March 17, 2022- Monthly Business Meeting
- b. March 31, 2022- Special Monthly Meeting
  - i. David Morse made a **\*Motion** to approve as presented the March 17, 2022 Special Meeting Minutes and March 31, 2022 Business Monthly Meeting Minutes. **\*Seconded** by Timothy Young. **\*The motion passed** with 2 members abstaining (Blodgett and Porter).

## 5. Non-Residential Zoning Permits

- a. 292 Rt 169- ATC Farms LLC – Nicole Bovino
  - i. This application is a complete application and the fees have been paid.
  - ii. The sign will be bundled into this application.
  - iii. Joe Adiletta made a **\*Motion** to accept the Non-Residential Zoning Permit application for 292 Rt 169- ATC Farms LLC – Nicole Bovino as presented. **\*Seconded** by Jeffery Marcotte. **\*The motion passed unanimously.**
- b. 7 Beeches Lane #10- Achieve Speech & Language Services – Rachelle Mauer
  - i. Ashley noted that a sign will be bundled in with this application and stated that this is a complete application and fees have been paid.
  - ii. David Morse made a **\*Motion** to accept the Non-Residential Zoning Permit application for 7 Beeches Lane #10- Achieve Speech & Language Services – Rachelle Mauer as presented. **\*Seconded** by Timothy Young. **\*The motion passed unanimously.**

## 6. Updates to the Town's Affordable Housing Plan

- a. State deadline for Affordable Housing Plan is set for June 1, 2022.
- b. Jeffery Gordon proposed that the Town of Woodstock does not hold a public hearing. A public hearing is not a requirement and all Affordable Housing Meetings have been open to the public. If a public hearing is scheduled, then per state law, it cannot be held till 35 days from now, which leaves very little time before the June 1<sup>st</sup> state deadline for Woodstock to submit an updated affordable housing plan. Jeffrey Gordon mentioned that the PZC has had ongoing, proactive outreach efforts to the public (many surveys were completed by the public) and to other town agencies, boards, and commissions, including the Ag Commission. The PZC agreed not to hold a public hearing, but to continue to let the public know of the PZC's work and its next meeting on affordable housing.
- c. Delia Fey reviewed information on documents presented to the commission including the updated schedule, revised multifamily housing map, location of the Sewer District and information requested about categorizing of housing types from the commission at previous meeting.
- d. Stewart Morse stated that the Agricultural Community has an opportunity to provide deed restricted housing that would meet the state guidelines of affordable housing.
- e. Delia Fey attended the Ag Commission meeting and has feedback about Agricultural housing needs in the Town of Woodstock.
- f. David Morse made a **\*Motion** to cancel the April 28, 2022 Special Meeting. **\*Seconded** by Mark Blackmer. **\*The motion passed unanimously.**

# Woodstock Planning & Zoning Commission

---

## 7. ZEO Reports

- a. Office- no updates
- b. Permits- no updates
- c. Enforcement
  - i. Ashley Stephens has met with Supreme Sheds. After review, the owners of Scranton's Shops never filed the special permit from 2018 to make the property mixed use in mylar. The special permit is now void and no special permit is active for the property. To manufacture on the property, the owner now needs a modification of a nonresidential permit per Rich Roberts, Town Attorney. The commission discussed the options for permitting and prior restrictions put on the site. Doug Porter suggested that they be notified that they are not in compliance with the current permit. Ashley Stephens suggested that she go to the owners and share concerns brought up tonight in order to help them prepare for modification of nonresidential permit to be submitted for next meeting.
  - ii. The commission agrees that Ashley Stephens should reach out to Supreme Sheds with information and request that they submit application for modification of nonresidential permit for the May meeting and that they attend for discussion.

## 8. Budget Review & Bills

- a. Listing of the Budget shows the commission is over on the notices budget but still under in spending of the overall budget.

## 9. Correspondence

- a. A Tower Notice was received from Dish Wireless Telecommunications for facility located at 40 Sherman Road.

## 10. Adjournment

- a. Timothy Young made a **\*Motion** to adjourn. **\*Seconded** by Mark Blackmer. **\*The motion passed unanimously**. The meeting adjourned at 9:49 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.