

Woodstock Planning & Zoning Commission

SPECIAL MEETING

Thursday, May 5, 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, Joe Polulech, Mark Blackmer, Dean Gould, Jeffery Marcotte, Timothy Young (arrived at 7:37)

Members Present via Zoom - Dwight Ryniewicz, Doug Porter, Syd Blodgett, David Morse

Members Absent- Nancy Fraser, excused

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

b. Designation of Alternates: Dean Gould and Dwight Ryniewicz were seated (Dwight Ryniewicz unseated at 7:37)

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 the next meeting is the regular Monthly Business Meeting scheduled for May 19, 2022 at 7:30 pm.

3. Updates to the Town's Affordable Housing Plan

a. Mark Blackmer made a *Motion to accept the Affordable Housing Plan draft dated April 21, 2022 as edited at Planning & Zoning Meeting on May 5, 2022. ***Seconded** by Jeffery Marcotte. ***The motion passed 8 to 1 in favor.**

- i. Joe Adiletta questioned data presented in tables on pages 44 & 45. His concern is that the demand number is the same for all housing size even though the supply numbers are broken down and different by household sizes. Because the demand numbers are universal and used to derive a housing conclusion in specific categories, it needs to be clarified what specific data available was used and remove the specific concluded number from the plan referring to the data tables for numbers to be used. In order to accomplish this, it was discussed to remove the 223 number of unit goal and use qualitative data instead of qualitative data conclusions at this time.

ii. Delia Fey shared how the data was available.

iii. CHANGES TO BE MADE-

1. p 33 bottom graph will have clarification text noting this data is not based on income.

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2. P 44 will have clarification text that data used if best data available
3. Remove page 45 and only use family of 4 data for gap analysis
4. Strike out up to 233 units in the conclusion paragraph and remove the “modest amount of” as it references the number of units stricken. Also remove the description of extremely low income and the time frame of each year in order to keep analysis qualitative instead of quantitative.
5. The water and sewer infrastructure and its impact on affordable housing are limitations that are outlined in the Affordable Housing Plan along with other limitations. Joe Polulech stated that such identified limitations should be listed in the conclusion section.
 - a. Joe Polulech made a ***Motion** to include the limitations from lack of access to public sewer and water infrastructure in the conclusions and recommendations page. ***No Second Made** and limitations will not be added to conclusions section of document.

4. Adjournment

- a. Timothy Young made a ***Motion** to adjourn. ***Seconded** by Mark Blackmer. ***The motion passed unanimously**. The meeting adjourned at 9:07 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.