

Woodstock Planning & Zoning Commission

SPECIAL MEETING

Thursday, June 2, 2022

7:30 PM

WOODSTOCK TOWN HALL, MEETING ROOM 1

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: Jeffery Gordon called meeting to order at 7:35 pm

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

Members Present- Jeffery Gordon (Chair), Joseph Adiletta, Dean Gould, Joe Polulech, Jeff Marcotte arrived at 8:19 pm

Members Present via Zoom- Nancy Fraser, David Morse

Members Absent- Mark Blackmer, Doug Porter, Timothy Young, Dwight Ryniewicz, Syd Blodgett

Others Present- Ashley Stephens (ZEO), Town Attorney Rich Roberts and Recording Secretary Amy Monahan

b. Designation of Alternates: Dean Gould was seated

c. Pledge of Allegiance: Jeffery Gordon 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.

3. Annual Legal Training Session

a. Jeffery Gordon ran through some items on the to-do list including PA 2129 items, cannabis and agriculture regulations.

b. Rich Roberts covered the following

- i. There are virtually no new regulations and mandates to be dealt with as towns are still trying to conform to changes from 2021 topics.
- ii. Parking regulations for housing developments have been updated and there is now a statewide mandate for multifamily parking requirements. Towns do have option to opt out.
- iii. Accessory dwellings regulations also allow towns with zoning regulations to opt out of state mandates.
- iv. Public Act 2129 will be re-sent to commissioners by Ashley Stephens.
- v. OPM does not allow any training before January 2023 to count towards training requirements. OPM has set out a broad choice of topics that can be tackled for training and is currently working on different ways to convey training to allow for commissioners to have options to meet hour requirements.
- vi. Jeff Gordon read requirements that need to be met by commissioners in 2023: at least 4 hours of training of which one hour must be on affordable & fair housing policies. No later than March 1, 2024 and annually thereafter, municipalities must submit compliance paperwork for each member.

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- vii. Nancy Fraser asked if any applicable continuing education credits would be transferable. Rich Roberts replied that decisions have not been made about transferring educational credits at this point.
- viii. Jeff Gordon asked about not using the word “character” and what is allowed to replace the word “character”. Rich Roberts said it is in our discretion to replace the wording. Rich also commented on benefit of our regulations matching the wording of current statutes.
- ix. Outdoor dining regulations are currently a continuation of the executive order until new laws are set in April of 2023. It is advised to re-visit outdoor dining regulations in 2024.
- x. Cannabis regulations have not changed with the exception of removing the cap limit. Rich Roberts suggests setting distance limitations (or another rational limitation) in regulations instead of simply capping allowed number. Most cannabis locations have been approved by special permit and only allowed in certain zones.
- xi. Joe Adiletta asked about classes of special permits- specifically can there be different levels of special permitting. Rich Roberts stated that special permits have the most detailed requirements of all permits and is only used if all other options have been exhausted. There is already wording allowing the commission to waive requirements of the special permit. Another option is to create site plan review process/permit.
- xii. Jeff Gordon asked if time limits allowed to be put on special permits. Rich Roberts explained that this question is one of the hottest debate topics in zoning currently.
- xiii. Jeffery Marcotte asked about enforcement of special permit vs nonresidential permit. Rich Roberts stated that enforcement is the same and depends on the specifics regulated in the permit.

4. Adjournment

***Motion** was made by Joe Adiletta and ***Seconded** by Jeff Marcotte to adjourn. ***The motion passed unanimously.** The meeting adjourned at 9:16 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.