

WOODSTOCK PLANNING & ZONING COMMISSION
SPECIAL MEETING
Thursday, April 1, 2021 – 7:30 PM
ZOOM Online

In accordance with Governor Lamont's Executive Orders and social distancing guidelines recommended by the CDC in response to COVID-19, members of the Planning & Zoning Commission participated in the meeting via ZOOM online.

MINUTES

I. SPECIAL MEETING AT 7:30 PM:

- a) Call to Order: Jeffrey Gordon called the meeting to order at 7:33 pm.
- b) Roll Call:
Members Present: Jeffrey Gordon, Jeffrey Marcotte, Joseph Adiletta, Mark Blackmer, Syd Blodgett,
Alternates Present: Doug Porter, Nancy Fraser
Absent: Dwight Ryniewicz, Gail Dickinson, David Morse, Timothy Young
Noted for Record: Quorum
Others Present: Tina Lajoie, Delia Fey, Brian Linton, Members of the Public
- c) Pledge of Allegiance: Chairman Gordon led the Pledge of Allegiance.

II. MEETING RULES AND GUIDELINES: Chairman Gordon briefly reviewed the rules and regulations associated with the Governor's Executive Orders relative to conducting meetings via Zoom Online during COVID-19.

III. DESIGNATION OF ALTERNATES: Doug Porter and Nancy Fraser were seated.

IV. CHAIR'S REPORT: Chairman Gordon thanked the Commissioners and staff for their ongoing work with the Planning & Zoning Commission. The monthly business meeting is scheduled for April 15, 2021. Dr. Gordon shared that the state legislature is busy with several items and at least a dozen major bills that affect zoning in towns. If passed, these changes would become effective January 1, 2022.

V. PLANNING DISCUSSION: Chairman Gordon stated the August 2019 PZC minutes were included for this meeting as the PZC's initial planning on agriculture dates back to that time. Based upon where the Commission left off, planning would continue around updating the regulations as agriculture evolves. There are several regulations worth reviewing that area towns have implemented regarding agriculture. The following items were shared as a starting point for future planning meetings. These items will be prioritized during the next planning meeting.

- 1. Better understand and define agricultural-related business and non-agricultural business which happen on agriculture land and how this relates to retail businesses.
- 2. Research what other towns have implemented regarding farm stores—define the percentage of what is agriculture versus non-agriculture and state versus non-state.
- 3. Review different types of permitting processes and "as of right" language.
- 4. Research Agritourism and examples of agricultural businesses or events occurring on the property and how the permitting process works with the scope and duration of events, i.e., weddings.

Commissioner Adiletta suggested the Commission revisit mixed use zones and define same. Chairman Gordon referenced the recently updated Strategic Plan.

ZEO Tina Lajoie recommended the Commission review the home occupation permitting process, specifically adding options for the applicant should the scope of the business exceed the home occupation permit. Delia Fey suggested the Commission revisit business turnover, which is categorized currently as a non-residential zoning permit. Discussion ensued regarding businesses. Chairman Gordon had worked on draft regulations

on the topic of change of business permits and this was reviewed and acted upon partially by the Commission several years ago. He will distribute the draft to be taken back up by the Commission.

In addition to the working items mentioned above, it was recommended to include in the future work on affordable housing and the Plan of Conservation & Development.

The first meeting of the month will be designated as planning meetings. The next business meeting is scheduled for April 15, and the next planning meeting is scheduled for May 6.

VI. ADJOURNMENT: Motion was made by Mark Blackmer, and **Seconded** by Joseph Adiletta, to **Adjourn**. Doug Porter was not present for this vote. **The motion passed**. The meeting adjourned at 8:14.

The recording of this meeting can be found here: <https://youtu.be/uk6p9upMApQ>

Respectfully submitted by Cynthia Brown, Recording Secretary. **DISCLAIMER:** These minutes have not yet been approved by the PZC. Please refer to next month's minutes for approval/amendments.