

# Woodstock Planning & Zoning Commission

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## SPECIAL MEETING

Thursday, December 1, 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.*

*A recording of this meeting can be viewed at: <https://youtu.be/Olu9CIX4nOU>*

### 1. Call to Order- Chairman Jeffrey Gordon called meeting to order at 7:39 pm

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

Members Present- Jeffrey Gordon (Chair), Timothy Young, Joe Polulech, Jeffrey Marcotte

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

Members Absent- Nancy Fraser, Joseph Adiletta, Dean Gould, Mark Blackmer

Others Present- Delia Fey (Town Planner), First Selectman Jay Swan, Recording Secretary Amy Monahan and several members of the public including Charles Kaiser, Kristen Kaiser, Christina Gregorzek, John Gregorzek, Mike Allen, Mike Sherman, Susan Sherman and Pricilla Gunnies.

#### b. Designation of Alternates: Doug Porter and Dwight Ryniewicz (arrived at 8:07pm) were seated.

#### c. Pledge of Allegiance: Jeffrey Gordon led the Pledge of Allegiance

### 2. Chair's Report

#### a. Thank you to staff and commissioners for all the work at meetings and for what you do between meetings.

#### b. There is nothing to report in terms of home occupation permits or enforcement for tonight.

### 3. Public Hearing

#### a. SP656-09-22 – Activity on a Scenic Road – Town of Woodstock, Center Cemetery Road

##### i. Jeffrey Gordon opened the public hearing. The following documents have been received since last hearing and will be added to other documents already entered for the record- email from Delia Fey to John Navarro dated 11/18, email from John Navarro dated 12/01, letter from Joe Adiletta dated 11/30 and a color coated map. All documents are available on the Planning & Zoning page of the Town Website under meeting documents.

##### ii. John Navarro submitted an email to the commission that described revisions to the original proposal. The amended proposal would consist of making improvements to the area adjacent to the cemetery, installing the landscape drains by the property at 45 Center Cemetery Rd., tapering the roadway 2-3 feet wider at the dry hydrant and removing the hazardous (mostly dead ) trees from County Rd. to the area just south of #45. Improvements by the cemetery would include the items in the original proposal but instead of chip seal the apron (hot asphalt) would extend just past the last catch basin to the north. This “apron” would have a single chip seal applied the following season to make it appear more like gravel. The landscape drains would be installed as proposed in the original plan. Widening for the dry hydrant would consist of a slight taper from nothing to 3 feet wider at the hydrant back to nothing over a span of 60 to 70 feet and will be all gravel. In addition to the improvements, the Public Works crew will also

# Woodstock Planning & Zoning Commission

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clean roadside ditches, regrade the gravel portions and address drainage maintenance issues on the entire road.

- iii. Delia reviewed details of John Navarro's proposed changes to the original plan.
- iv. Tim Young asked for clarification that in the new plan has the chip seal being removed and all other work will continue as planned for phase 1 and that phase 2 will include the dry hydrant and performance of maintenance on existing swales and drainage. This was found to be accurate according to revised plan.
- v. Joe Polulech is concerned with removal of chip seal on road for the phase 1 hill area as erosion will continue to affect the gravel road. He also feels that swales alone will not be stable enough to control drainage on the steep slope of the hill.
- vi. Kristen Kaiser noted that there are drainage improvements proposed on the hill of Center Cemetery Road.
- vii. Charles Kaiser asked for clarification about cemetery area. It was clarified that the initial surface would be hot asphalt and then chip sealing the following year to make appear more like dirt surface. He likes the plan to tackle this project in phases. He also asked if catch basins would be needed instead of landscape drains in order to maintain any erosion into the drains.
- viii. Mike Sherman feels it is crucial to have chip seal up to the fire hydrant as he cannot see the road surface on the hill surviving without constant maintenance.
- ix. Pricilla Gunnies would like to have the road not paved until after drainage is improved and asked if this topic could continue after the holidays. She wanted to hire outside source for second opinion about the cemetery area.
  - 1. Jeff noted that anything she wanted submitted would have to done within the public hearing and that the hearing is required to follow statutory timelines.
- x. Susan Sherman noted that she likes the gravel road but conditions are very bad in the springtime. The spring drainage problems need to be addressed.
- xi. Joe Polulech again noted that pipes should be 15" minimum and sumps should be 4' minimum size.
- xii. Charles Kaiser asked if there is a moratorium in the town for paving gravel roads. No one in the commission knew of this existing in the Town of Woodstock.
- xiii. Timothy Young made **\*Motion** to close the public hearing. **\*Seconded** by Jeffrey Marcotte.  
**\*The motion passed unanimously.**

## 4. Old Business

- a. SP656-09-22 – Activity on a Scenic Road – Town of Woodstock, Center Cemetery Road
  - i. Timothy Young asked about Joe Polulech's suggestions for different pipe sizes and sump sizes and wondered if these suggestions could be added to the proposal.
    - 1. Jeffrey Gordon stated that these suggestions can be recommended
  - ii. Jeffrey Marcotte made a **\*Motion** to accept the modified plan as proposed today with leeway on pipe sizes and sump sizes. **\*Seconded** by Timothy Young. **\*The motion passed unanimously.**

## 5. Review of Home Occupation Permits

- a. There was no discussion at this time.

## 6. Commercial Cannabis Regulations

- a. Jeffrey Gordon noted that the moratorium has been extended to the last day of April 2023.
- b. Tim Young would like to see information compiled to have discussion on moving forward.

# Woodstock Planning & Zoning Commission

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## 7. Adjournment

- a. Timothy Young made a **\*Motion** to adjourn. **\*Seconded** by Joe Polulech. **\*The motion passed unanimously**. The meeting adjourned at 8:37 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.