

Woodstock Planning & Zoning Commission

REGULAR MEETING

Thursday, July 6, 2023

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 7:35 pm

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

Members Present- Jeffrey Gordon (Chair), Joseph Adiletta, Joe Polulech, Dean Gould, Syd Blodgett, Dwight Ryniewicz, Jeffery Marcotte, Doug Porter

Members Present via Zoom - None

Members Absent-Timothy Young, David Morse, Mark Blackmer, Nancy Fraser

Others Present- Recording Secretary Amy Monahan and John Guskowski joined the meeting via Zoom shortly after 8 pm

b. Designation of Alternates: Dean Gould, Doug Porter and Dwight Ryniewicz were seated.

c. Pledge of Allegiance: Jeffery Gordon led the Pledge of Allegiance

2. Chair's Report

a. Jeffrey Gordon noted that items have been sent from the Zoning Enforcement Officer to the commission for review.

b. The public hearing for Supreme Sheds will take place in 2 weeks at the Regular Business Meeting on Thursday, July 20, 2023 at 7:45 pm.

c. Thank you to staff and commissioners for the work between meetings and time at meetings.

3. Citizens' Comments

a. None

4. Update From ZEO About Enforcement

a. Zoning Enforcement Officer is not present for this discussion.

i. Joe Adiletta wished to discuss the previous interpretation of zoning regulations with the ZEO.

ii. Syd Blodgett noted that mistakes made in the past do not need to be repeated and should not be used as precedent. Syd noted that Buck's is open for business at this time. He reviewed Farming definitions and the need of something to be incidental to farming in those definitions- specifically the secondary use being smaller than the primary use of a property. Syd noted that many concerns were raised and not addressed at the Buck's location including noise, traffic, safety, etc. Syd noted that the commission has the right to discuss farming operations if the operations are not incidental to farming.

Woodstock Planning & Zoning Commission

- iii. Jeffrey Gordon noted that delegation of authority to approve the zoning permit for Buck's has been given to the current ZEO. If there is no specific reason that this operation does not meet zoning regulations, the permit will be approved by the ZEO.
- iv. Joe Polulech questioned if there is anything in the current permit addressing parking at the location.
- v. Joe Adiletta noted that the definition of Farming that Syd noted is very important as our town is an Agricultural town with several Agricultural businesses. He feels that our town needs a clear understanding of what constitutes Agriculture.

5. Commercial Cannabis Regulations

- a. Delia Fey is not present with the cannabis files.
- b. This item will be addressed at a later meeting.

6. Review of Home Occupation Permits

- a. The Castle property has submitted application for operating a Bed & Breakfast. The commissioners have been sent the application and supporting documents for review.
 - i. John Guskowski noted that the application was light on details and has not been processed. He feels that the form for Bed & Breakfast permit needs more information required about the operation. He has not inspected this property and will discuss concerns with the Fire Marshal.
 - ii. Joe Adiletta asked John Guskowski if there is a difference between Bed and Breakfast and Air BNB. John noted that they are different and would be handled differently.

7. Other Comments

- a. Doug Porter noted that the Rusty Relic has a sign out for live music. This was specifically discussed when permit was approved, and music was not in the special permit. He wishes for the Zoning Enforcement Officer to investigate.
- b. Joe Adiletta inquired about commission packets. He noted that if there is not enough time in the Land Use Office to print what is needed for the commission, it should be addressed with the Selectmen. The commission discussed the importance of all documents being submitted by the 10 day prior deadline to ensure that the materials are properly reviewed.

8. Adjournment

- a. Doug Porter made a ***Motion** to adjourn. ***Seconded** by Dean Gould. ***The motion passed unanimously**. The meeting adjourned at 9:02 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.