

Woodstock Planning & Zoning Commission

MONTHLY BUSINESS MEETING

Thursday, July 20, 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.

This meeting can be viewed at: <https://www.youtube.com/watch?v=Iz6NGUaPFEo>

1. Call to Order- Chairman Jeffrey Gordon called meeting to order at 7:36 pm

- a. Roll Call- Noted for record: Quorum

Members Present- Jeffrey Gordon (Chair), Joe Polulech, Jeffrey Marcotte, Joseph Adiletta, Timothy Young, Dean Gould, Syd Blodgett, Mark Blackmer, David Morse, Doug Porter, Dwight Ryniewicz

Members Absent- Nancy Fraser

Others Present- Delia Fey (Town Planner) and Recording Secretary Amy Monahan.

- b. Designation of Alternates: Dean Gould was 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.

3. Citizens' Comments

- a. None

4. Meeting Minutes

- a. June 15, 2023 Special Meeting
b. July 6, 2023 Monthly Business Meeting
i. David Morse made a ***Motion** to approve minutes from June 15, 2023 and July 6, 2023 as presented. ***Seconded** by Dean Gould. ***The motion passed** with 2 abstaining (Morse and Blackmer)

5. New Business

- a. None

6. Preliminary Discussion

- a. None

7. Public Hearing

- a. #658-06-23-Supreme Sheds & Barns, 292 Route 169 – Special Permit
i. Jeffrey Gordon noted that public notices were not published as required by statute and the hearing cannot take place at this time.

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- ii. Jeffrey Marcotte made a ***Motion** to reschedule the public hearing for #658-06-23-Supreme Sheds & Barns, 292 Route 169 – Special Permit to Thursday, August 3, 2023 at 7:45 pm. ***Seconded** by Timothy Young. ***The motion passed unanimously.**

8. Commercial Cannabis Regulations

- a. The list of questions from commissioners for Town Attorney Rich Roberts has been reviewed. All questions have been answered and distributed to the commissioners for review. The working draft has been updated and sent to commissioners for review.
- b. The current moratorium on cannabis ends on October 31, 2023.
- c. Delia Fey reviewed the answers from Rich Roberts for questions asked.
 - i. The commission focused on the definitions being able to clearly differentiate between recreational and medical facilities.
 - ii. Doug Porter noted the struggle with enforcing regulations and suggested that any restrictions made be very clear in the regulations. Doug also noted that having initial strict restrictions is best to start and that our regulations can always be adjusted in the future if necessary.
 - iii. Timothy Young noted that restricting locations to State roads gives the town extra security by having to meet state road standards and inspections for driveways and drainage.
 - iv. Syd Blodgett asked how regulations could impact current eligible businesses not on state roads that would like to diversify (i.e Rogers). Many commissioners noted that cases like this could cause regulations to be amended at a later date if needed.
 - v. Jeffrey Gordon noted that Cannabis is an unknown territory in terms of regulations and standards as there is currently no established court decisions and no way to test/monitor the impact of cannabis use as there is with alcohol consumption.
 - vi. Due to restrictions in current zoning standards for the Town of Woodstock that cap maximum building area, only Micro-cultivators would be allowed within town limits. Cultivators require grow space larger than the allowable building area per current zoning regulations.
- d. Jeffrey Marcotte made a ***Motion** to move the Cannabis Draft to Public Hearing on Thursday, September 21, 2023 at 7:45 pm. ***Seconded** by Timothy Young. ***The motion passed unanimously.**
 - i. The updated draft would be sent to commissioners and Town Attorney for review before the public hearing.

9. Land Use Department/Zoning Enforcement Officer Report

- a. Office
 - i. Nothing to Report at this time.
- b. Permits
 - i. Nothing to Report at this time.
- c. Enforcement
 - i. Nothing to Report at this time.
- d. Home Occupation Permit Applications
 - i. Square & Level Carpentry LLC, 1106 Route 198
 - 1. Joe Adiletta noted that this application is not using the current updated application form.
 - 2. The commission noted that this application meets the standard home occupation operation.

10. Budget Review & Bills

- a. Nothing to report at this time.

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11. Citizens' Comments

- a. None

12. Correspondence

- a. None

13. Adjournment

- a. Timothy Young made a ***Motion** to adjourn. ***Seconded** by David Morse. ***The motion passed unanimously.** The meeting adjourned at 8:59 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.