

# Woodstock Planning & Zoning Commission

---

## REGULAR MEETING

Thursday, August 3, 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.*

A recording of this meeting can be viewed at: <https://www.youtube.com/watch?v=0RFWJ3qdmxw>

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

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

Members Present- Timothy Young, Joseph Adiletta, Syd Blodgett, Jeffery Marcotte, Doug Porter

Members Present via Zoom - Mark Blackmer

Members Absent- David Morse, Nancy Fraser, Jeffrey Gordon, Joe Polulech, Dean Gould, Dwight Ryniewicz

Others Present- Delia Fey, Norm Thibault and Recording Secretary Amy Monahan

b. Designation of Alternates: Doug Porter was seated

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

**2. Chair's Report**

a. None

**3. Citizens' Comments**

a. None

**4. Review of Home Occupation Permits**

a. None

**5. Public Hearing**

a. a. #658-06-23-Supreme Sheds & Barns, 292 Route 169 – Special Permit

i. Jeffrey Marcotte opened the Public Hearing at 7:45 pm. This hearing was advertised in the Villager Paper on 7/21/23 and 7/28/23 as required by statute. It was noted for the record that this application is complete and the fees have been paid.

ii. Norm Thibault of Killingly Engineering is representing the applicant, Supreme Sheds and Barns. He reviewed that the owners of the property have signed all documents for the application. The proposal would require all display sheds be placed at the 75-foot setback from the road. There would be a new area on site for building sheds that is located in the rear of the property and not visible from the road. All abutting property owners have been notified and the sign notifying of the hearing has been properly displayed.

iii. Timothy Young noted that the proposed building area is sometimes very wet and asked what has been planned for wet times for the building area. Norm Thibault noted that the proposed area is relatively hard packed and there are no plans to alter that area.

# Woodstock Planning & Zoning Commission

---

- iv. Joe Adiletta asked if there is any plan to stain/paint the sheds being built on site and requested that those actions be done at the customer sites and not at the business location.
- v. Norm Thibault stated that the property owners have been notified that they are responsible for ensuring that the business follows the set requirements.
- vi. Joe Adiletta also noted that the banner currently on display at the property does have to be considered in the square footage of allowable signage for the business.
- vii. Joe Adiletta requested that the language with the allowable display shed limit and square footage of display sheds that was used in the first application be used again.
  - 1. Syd Blodgett supports the request to keep the current maximum of 6 sheds or 1200 square feet of display models.
- viii. Timothy Young suggested the typical business hours be set from 8 am -5 pm to accommodate for possible future business operations.
- ix. Doug Porter made **\*Motion** to close the public hearing. **\*Seconded** by Joe Adiletta. **\*The motion passed unanimously.**
- x. Joe Adiletta made a **\*Motion** to add new business agenda item to consider application #658-06-23-Supreme Sheds & Barns, 292 Route 169 – Special Permit. **\*Seconded** by Syd Blodgett. **\*The motion passed unanimously.**

## 6. New Business

- a. #658-06-23-Supreme Sheds & Barns, 292 Route 169 – Special Permit
  - i. The commission did review the special permit criteria to ensure that all requirements are met.
  - ii. Doug Porter made a **\*Motion** to approve that all special permit criteria has been met.  
**\*Seconded** by Timothy Young. **\*The motion passed unanimously.**
- b. Joe Adiletta made a **\*Motion** to accept the application as presented with conditions to be enumerated.  
**\*Seconded** by Timothy Young. **\*The motion passed unanimously.**
  - i. No painting or staining of sheds will be done on site
  - ii. Overall signage requirements will be observed
  - iii. Final plan will be modified to:
    - 1. exclude footnote reference “note # 10” that does not exist
    - 2. trees will be relabeled accurately as hickory trees
    - 3. note that the monuments be of concrete material
    - 4. document that the current building supplies area be removed (as it will be relocated)
  - iv. The display area language of “no more than 6 display sheds or no more than 1200 square feet, whichever is less” shall be used as in original permit
  - v. No gravel or materials be added to create the proposed work area
  - vi. Typical business hours shall be 8 am to 5 pm with no operations on Sundays or Holidays.

## 7. Adjournment

- a. Doug Porter made a **\*Motion** to adjourn. **\*Seconded** by Timothy Young. **\*The motion passed unanimously.** The meeting adjourned at 8:28 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.