

Woodstock Planning & Zoning Commission

MONTHLY BUSINESS MEETING

Thursday, September 21, 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:

1. Call to Order- Chairman Jeffrey Marcotte called meeting to order at 7:32 pm

- a. Roll Call- Noted for record: Quorum

Members Present- Jeffrey Marcotte (Chair), Dean Gould, Joseph Adiletta, Doug Porter, Syd Blodgett, David Morse

Members Present via Zoom - None

Members Absent- Nancy Fraser, Joe Polulech, Mark Blackmer, Mark Blackmer, Jeffrey Gordon, Dwight Ryniewicz, Timothy Young

Others Present- Delia Fey (Town Planner), Assistant Planner Cameron James and Recording Secretary Amy Monahan. Public attendance: Jason Braaten, Laura Curley, Pete Parent. Public attendance via Zoom: Tom Chase & Cameron Robida.

- b. Designation of Alternates: Doug Porter and Dean Gould were seated
c. Pledge of Allegiance: Jeffrey Marcotte led the Pledge of Allegiance

2. Chair's Report

- a. Nothing to report at this time

3. Citizens' Comments

- a. None

4. Meeting Minutes

- a. September 7, 2023

- i. Doug Porter made a ***Motion** to approve the minutes from the September 7, 2023 Planning and Zoning Commission Meeting as presented. ***Seconded** by David Morse. ***The motion passed** (with 4 abstaining: Marcotte, Adiletta, Gould & Blodgett)

****David Morse made a *Motion** to move Agenda Item 8.a #659-09-23 Woodstock Inn Associates, c/o Robert Reger, 94 Plaine Hill Rd – 3-lot re-subdivision (map 5781 block 50 lot 04B) ahead on the agenda to address topic before the Public Hearing. ***Seconded** by Dean Gould. ***The motion passed unanimously.**

****David Morse made a *Motion** to move Agenda Item 8.b #306-90-14M David Dreary, 37 Town Farm Rd-lot line adjustment/subdivision modification—Mylar Filing Extension Request ahead on the agenda to address topic before the Public Hearing. ***Seconded** by Doug Porter. ***The motion passed unanimously.**

5. Public Hearing

- a. Proposed Zoning Regulation Text Amendment: to replace current Temporary & Limited Moratorium on Cannabis Establishments in the Town of Woodstock: Zoning Regulations, Art. III.A.2.e.A.4 & replace with new regulations: Articles II, III & IV

Woodstock Planning & Zoning Commission

- i. Jeffrey Marcotte opened the public hearing at 7:45 pm.
- ii. Delia Fey has received an email from Attorney Rich Roberts with his comments and will forward that email to the commission for review. Due to notice publication issues, it is proposed to continue this public hearing until a Special Meeting on October 12, 2023.
- iii. All required notifications have been made at this time.
- iv. Delia Fey reviewed the suggestions from Rich Roberts with the commission and will make the suggested changes to the draft as the commission unanimously agrees with all suggested changes. The commissioner will review the updated document for the next meeting.
 1. Joe Adiletta made a ***Motion** to continue public hearing Proposed Zoning Regulation Text Amendment: to replace current Temporary & Limited Moratorium on Cannabis Establishments in the Town of Woodstock: Zoning Regulations, Art. III.A.2.e.A.4 & replace with new regulations: Articles II, III & IV on October 12, 2023 at 7:45 pm. ***Seconded** by Dean Gould. ***The motion passed unanimously.**

****Doug Porter made a *Motion** to cancel the October 5, 2023 Planning and Zoning Meeting and schedule a Special Meeting on October 12, 2023. ***Seconded** by Joe Adiletta. ***The motion passed unanimously.**

6. Non-Residential Zoning Permits

- a. None

7. Preliminary Discussion

- a. Jason Braaten, ConnTrol International, Inc. for 1011 Rt 169
 - i. Jason Braaten is the owner of ConnTrol International currently located in Putnam CT which started in Woodstock in 1988. The manufacturing company consists of 15-18 people and operates within a 4-day work week. They are interested in possible move to the property located at 101 Route 169. Jason Braaten is only exploring the idea of moving at this time and has come before the commission to learn the options and process.
 - ii. Delia Fey shared that for this company to move to the property in question, a special permit would be required as there is a current zoning restriction and variance on land record and change the entire use of the property from its current use.

8. New Business

- a. #659-09-23 Woodstock Inn Associates, c/o Robert Reger, 94 Plaine Hill Rd – 3-lot re-subdivision (map 5781 block 50 lot 04B)
 - i. Pete Parent is representing the applicant. This application was previously brought before the commission and reviewed with proposed connection to the public sewer system. That request was denied, and the new plan is presented with NDDH approved private septic systems. Because this is a subdivision, this application will have to be brought to public hearing.
 1. David Morse made ***Motion** to move to public hearing for application #659-09-23 Woodstock Inn Associates, c/o Robert Reger, 94 Plaine Hill Rd – 3-lot re-subdivision (map 5781 block 50 lot 04B) on October 19, 2023 at 7:45 pm. ***Seconded** by Dean Gould. ***The motion passed unanimously.**
- b. #306-90-14M David Dreary, 37 Town Farm Rd-lot line adjustment/subdivision modification—Mylar Filing Extension Request
 - i. Delia Fey noted that fees may need to be refunded for this application as they were paid and are not required for this action.
 - ii. Doug Porter made a ***Motion** to extend application #306-90-14M David Dreary, 37 Town Farm Rd-lot line adjustment/subdivision modification—Mylar Filing Extension Request as requested. ***Seconded** by David Morse. ***The motion passed unanimously.**

Woodstock Planning & Zoning Commission

9. Old Business

- a. Proposed Zoning Regulation Text Amendment: to replace current Temporary & Limited Moratorium on Cannabis Establishments in the Town of Woodstock: Zoning Regulations, Art. III.A.2.e.A.4 & replace with new regulations: Articles II, III & IV
 - i. See Motions under New Business discussions where public hearing was continued to October 12, 2023.

10. Review of Home Occupation Permit Applications

- a. None

11. ZEO Reports

- a. Office
 - i. No report at this time
- b. Permits
 - i. No report at this time
- c. Enforcement
 - i. No report at this time

12. Citizens' Comments

- a. Laura Curley is curious about where to find the updated short term rental information online. Delia Fey noted that she is working on the problem with posting documents. She also noted that the current document is only a draft and not required to be publicly posted. Any public records can be obtained from the Land Use Office if requested.

13. Correspondence

- a. There is a CLEAR Land Use Commissioner Training at UCONN on October 28, 2023.
- b. NECCOG will be holding training at the Putnam Town Hall in November.
- c. The next Planning & Zoning Meeting will be on October 12, 2023

14. Adjournment

- a. Dean Gould made a ***Motion** to adjourn. ***Seconded** by David Morse. ***The motion passed unanimously**. The meeting adjourned at 8:39 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.