

Woodstock Planning & Zoning Commission

MONTHLY BUSINESS MEETING

Thursday, October 12, 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=-t-EAq0YsE>

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 Marcotte (Chair), Joseph Adiletta, Mark Blackmer, Doug Porter, Dwight Ryniewicz, Joe Polulech, Timothy Young.

Members present via Zoom- Syd Blodgett

Members Absent- Nancy Fraser, Jeffrey Gordon, Dean Gould, David Morse

Others Present- Delia Fey (Town Planner), Cameron James (Assistant Planner), Jessica Weaver Boose, Rania Banks, Kathleen Ellison, Laura Curley and Recording Secretary Amy Monahan.

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

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

2. Chair's Report

a. Thank you to commissioners, staff and public. Also thank you to Dr. Gordon for his time and commitment as Chairman helping the transition into having a new chair.

3. Citizens' Comments

a. Jessica Weaver Boose is representing the EDC and present to share that outreach has been made to the local business community on behalf of the EDC. Responses have indicated concerns with some Woodstock Zoning practices and the EDC wanted to offer working with PZ to assist with the zoning-business relationships.

i. Jeffrey Marcotte thanked her for coming and welcomed any input.

4. Meeting Minutes

a. September 21, 2023 Meeting

i. Joe Adiletta made a ***Motion** to approve the minutes from September 21, 2023 as amended.

***Seconded** by Doug Porter. ***The motion passed** with 3 in favor and 5 abstaining.

1. Joe Polulech noted that the denial of the application for 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) was made by WPCA, not the Planning & Zoning Commission.

2. Delia Fey clarified that the plan was withdrawn after denial from WPCA and the Planning & Zoning Commission did not make any decision on the application.

Woodstock Planning & Zoning Commission

5. 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 in Articles II, III, IV
 - i. Jeffrey Marcotte stated that the public hearing needed to be opened and continued from the last meeting.
 1. Joe Adiletta made a ***Motion** to open the public hearing for 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 in Articles II, III, IV for continued discussion. ***Seconded** by Mark Blackmer. ***The motion passed.**
 - ii. Delia Fey has drafted the regulations as discussed and distributed the draft to the commissioners for review. The commission discussed the items with remaining questions.
 1. Three (3) options were presented to be used to describe the buffer requirements. Joe Adiletta noted that there was no reference to length requirement of the buffer area. The commission agreed upon 25 feet additional in each direction beyond the footprint of the establishment.
 - iii. Doug Porter made a ***Motion** to close the Public Hearing for 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 in Articles II, III, IV. ***Seconded** by Mark Blackmer. ***The Motion Passed.**
 - iv. Doug Porter made a ***Motion** to approve and accept the 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 in Articles II, III, IV as created and presented. ***Seconded** by Joe Adiletta. ***The motion passed with 1 abstaining.**
 - v. Joe Adiletta made a ***Motion** to set the effective date for 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 in Articles II, III, IV as October 27, 2023. ***Seconded** by Doug Porter. ***The Motion Passed.**
- b. Draft Text Amendment of Zoning Regulations, re: Short-term Rental
 - i. Delia Fey proposed a new concept to amending text. She recommends looking at the needs of Woodstock and specific town concerns more than relying on what other towns have for regulations. Problems and concerns need to be identified in the regulation creation process.
 - ii. Joe Adiletta noted that the Short-Term Rental concern was initially brought to the commission from LBTB but after the discussion that has taken place, it is important for Woodstock to address the changes in the short-term rental market and look at how those changes could impact the Town of Woodstock.
 - iii. Joe Polulech noted that the short-term rentals have impacted other towns by decreasing the school population with housing used for rentals.
 - iv. Dwight Ryniewicz noted that how owners handle rental situations needs to be addressed, whether owned by individuals or corporations.
 - v. Timothy Young feels that Delia Fey's suggested approach is an excellent way to address topics. He agrees that there are many things that need to be considered for our specific town surrounding regulations.
 - vi. Syd Blodgett noted that he does not see a problem for the town with rentals other than a few complaints in a certain area. He feels he is missing the issue. Joe Adiletta noted that we need to

Woodstock Planning & Zoning Commission

have some sort of information available to the ZEO and residents to define what is safe and allowable.

- vii. Doug Porter noted that we are very good at writing regulations but not good at enforcing them. He struggles with writing any more regulations until there is way to enforce regulations. Doug also noted that lake houses have been historically rented in the past. He would like the Lake Districts to make the changes they desire for their district.
- viii. Jessica Weaver Boose noted that Woodstock does have tourists and our businesses rely on tourists. This area does not have many short term stay options. On the other hand, she does see the concerns mentioned and the impact on the housing market.
- ix. Laura Curley noted that concept of community is being removed by Air BNB operations and being replaced by monetary gain. She reviewed makeup of the lake communities for the board.
- x. Rania Bank has concerns about health and quality of life due to the dense area of the lake districts.

6. Zoning Enforcement Officer and Land Use Department

- a. Appointment of Zoe Chatfield, Tyche Planning & Policy Group as an additional ZEO (to replace Robin Newton)
 - i. Timothy Young made a ***Motion** to approve the Appointment of Zoe Chatfield, Tyche Planning & Policy Group as an additional ZEO (to replace Robin Newton). ***Seconded** by Mark Blackmer.
 - 1. Joe Adiletta asked if we had any information about Zoe Chatfield.
 - 2. Doug Porter noted that the Town is not handling the Zoning concerns adequately and that money should be available to properly staff the Land Use Office to meet the needs of the town with a committed long staff member. Several commissioners shared concerns with the current zoning enforcement and land use office situation in the Town of Woodstock.
 - a. Timothy Young **amended his *Motion to table** this agenda item until the next meeting where more information needs to be provided. ***Seconded** by Mark Blackmer. ***The amended motion passed.**
- b. Review of Home Occupation Permit Applications (if any)
 - i. None
- c. Non-Residential Zoning Permit (if any)
 - i. None

7. Citizens Comments

- a. None

8. Correspondence

- a. None

9. Adjournment

- a. Timothy Young made a ***Motion** to adjourn. ***Seconded** by Mark Blackmer. ***The motion passed unanimously.** The meeting adjourned at 9:05 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.