



WOODSTOCK  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING THURSDAY - JULY 8, 2021  
Woodstock Town Hall  
Minutes

## I. SPECIAL MEETING

a) Call to Order: Jeffrey Gordon called the meeting to order at 7:39 pm.

b) Roll Call: Members Present- Jeffrey Gordon, Jeffrey Marcotte, Joseph Adiletta, Mark Blackmer, Syd Blodgett (at 7:55 after another meeting), Gail Dickinson, Timothy Young, Absent:, Nancy Fraser, Dean Gould, Doug Porter, David Morse, Dwight Ryniewicz

Noted for Record: Quorum

Others: Tina Lajoie, Emile Hebert, Members of the Public, Acting Recording Secretary Dotti Durst

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

## II. DESIGNATION OF ALTERNATES: N/A

## III. CHAIR'S REPORT:

Reminder: Next week there is a full agenda for the regular monthly meeting, including Public Hearings.

Thank you to

- PZC members for rescheduling the monthly Planning Meeting to this date, allowing the work to continue

– Tina LaJoie who, even though short-staffed in the Building Office, maintains the Department's high standards.

## IV. PLANNING DISCUSSION:

Hartford Legislative update by J. Gordon: many new pieces of legislation impact Woodstock.

1). Accessory Apartments (PA 21-29)- some aspects go into effect in January. A new task force will put details together, then Woodstock's Zoning Regulations will be updated as needed.

Discussion can begin at the August Planning meeting. J. Gordon provided a detailed review of the statute and Woodstock's definitions / regulations in his 07-06-2021 memo. **Motion**

**J. Adiletta seconded by J. Marcotte to schedule a Public Hearing regarding updating Accessory Apartments regulations at the August 26, 2021 Special PZC meeting carried unanimously.**

2). Marijuana in Connecticut, non-medical, is not part of the town's Zoning Regulations. Some towns are expanding their current Regulation regarding medical marijuana (growing and sales). Because of Woodstock's population size, uses will be restricted to not more than one location for the growth of marijuana for non-medical use, and one location for non-medical

marijuana sales. Once Regulations are enacted, they must remain in place for 5 years before they can be revised, per the new statute. The town attorney is developing language for a moratorium on these uses, giving communities time to put together effective language in their regulations. The subject will be on the agenda for the August 5 Planning meeting. **Motion J. Adiletta seconded by M. Blackmer to schedule a Public Hearing at the August 26 Special PZC meeting to consider invoking a moratorium on Recreational Marijuana operations (“A Temporary and Limited Moratorium on Cannabis Establishments”) in Woodstock carried unanimously.**

3). PA 21-29 also includes many other topics which impact Woodstock Zoning Regulations, several of which take effect on October 1. Review is underway to identify them and to propose modifications to the current text.

4). Previous to the Covid-related delay, Agriculture-related Regulations were on the agenda; this work will resume, jointly with the Ag Commission. Topics include, for example, the definition of a Farm Store, creating a permit for Ag-based events and one for Not Ag-based based events on farm properties. Other towns have Regulations which can serve as a beginning template.

#### V. ADJOURNMENT:

- J. Adiletta thanked Chair J. Gordon for the detailed documents he has provided to members regarding these legislative matters

- Reminder: Next meetings

- Special/Planning on August 5, in person in at the Town Hall

- Regular Monthly meeting, August 26, which includes at least 2 Public Hearings, in person in at the Town Hall. -

Special/Planning Meeting will be held on August 26, in lieu of the September 2 Special Meeting, due to the Labor Day holiday, in person at the Town Hall.

**Motion T. Young seconded by M. Blackmer to adjourn carried unanimously.**

Chair J. Gordon adjourned the meeting at 8:54 pm.

Respectfully submitted by Dotti Durst, Acting Recording Secretary.

*DISCLAIMER: These minutes have not yet been approved by the PZC. Please refer to next month's minutes for approval/amendments.*