



WOODSTOCK  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING-Minutes  
Thursday, August 5, 2021  
Woodstock Town Hall

## I. SPECIAL MEETING

- a) Call to Order: Jeffrey Gordon called the meeting to order at 7:31 pm.
- b) Roll Call: Members Present- Jeffrey Gordon, Jeffrey Marcotte, Joseph Adiletta, Mark Blackmer, Syd Blodgett, Gail Dickinson, Dean Gould, Timothy Young, Dwight Ryniewicz  
Absent: Nancy Fraser, Doug Porter, David Morse. Noted for Record: Quorum  
Others: Tina Lajoie, Ashley Stephens, Emilie Hebert, Stewart Morse (Agriculture Commission Chair), Members of the Public, Acting Recording Secretary Dotti Durst
- c) Pledge of Allegiance: Jeffrey Marcotte led the Pledge of Allegiance.

II. DESIGNATION OF ALTERNATES: Dwight Ryniewicz and Dean Gould were seated.

## III. CHAIR'S REPORT:

Reminder: There is a full agenda for the August 26 Special Meeting including two public hearings. Please inform the Chair if a member must be absent, in order to confirm a quorum.

Thank you to all staff who work to keep the town's goals on track.

## IV. PLANNING DISCUSSION:

- 1). Previous to the Covid-related delay, Agriculture-related Regulations were on the agenda; this work will resume, jointly with the Ag Commission. Planner Delia Fey has done some work in the past and the Chair will ask her to update and submit it to the Members for review.  
\*Topics include, for example, the definition of a Farm Store, creating a permit for Ag-based events and one for Not Ag-based Events on Farm Properties, defining Agri-Tourism, and defining a Seasonal Farm Stand. \* Another is to determine the difference between "farming" and "agriculture" which might be a matter of scale. Is size of the operation the determining factor or the products? \*The Chair encouraged members to pursue sources of definitions and text, such as through the State Ag Commission. \*Consider if it is feasible to implement different levels of permitting, based on the scope of an operation. \*T. Young requested that materials from the Planner and from the Chair related to these matters be sent along to members early on, allowing adequate time for review before the next meeting. \*J. Adiletta requested scheduling a joint meeting with the Agriculture Commission early in the process. \*S. Morse, Ag Commission Chair, requested that the Commission consider that Woodstock can be a leader in this work, establishing a footprint or model that can be used statewide in other communities that want to encourage agriculture. \* J. Adiletta suggested requesting feedback from town hall staff who interact with applicants/those making inquiries, looking for glitches that can be addressed in the regulations. \*Tina Lajoie noted that there are areas of ambiguity regarding inquiries for Home Occupation permits; perhaps the regulations should require a Preliminary Discussion with the Commission, gathering the facts of the proposed activity

before a decision is made. \* G. Dickinson asked where the town stands regarding seasonal farm workers, beyond the State regulations for housing migrant or temporary farm workers.

The consensus was to move ahead with review of ag-related definitions and text as the primary effort at the monthly planning meetings.

2). A review of Accessory Apartments (Dwelling Units) will be needed soon, as required by the new State mandates. Woodstock seems to be in a positive position in this matter.

3) Text regarding recreational cannabis growth/retailing will rely on a temporary moratorium, being prepared by Attorney Roberts, providing time to consider options and write regulations.

4). The Affordable Housing text will be updated, per new State regulations; the thought was to incorporate this into the PoCD review, but it may need to be completed sooner.

5). A new topic for the Commission to address is a review of the Land Use Fee Schedule, which is formalized in an Ordinance. The fees seem adequate, but some language is ambiguous regarding various structures. Planner D. Fey may have begun to examine this matter.

In summary, it was agreed that the Four Goals for the Planning and Zoning Commission for Fall, 2021 are \* Agriculture-related text and definitions \*State mandates: Affordable Housing including Accessory Dwelling Units, followed by Recreational Cannabis regulations  
\* Home Occupations text review \* Clarification of the Land Use Fee Schedule.

The Chair introduced the new full-time town staff member in the Building Office, Ashley Stephens, who will serve as Land Use Administrator, as well as assistant ZEO and Wetlands Agent.

## V. ADJOURNMENT:

\* Reminder: Next meetings

- The Special Meeting on August 26, includes 2 Public Hearings; there is no third Thursday (August 19) meeting due to a religious holiday.

- Due to Labor Day, the September meeting on the first thursday of is cancelled:

**Motion J. Adiletta seconded by S. Blodgett to cancel the regularly scheduled meeting on the first Thursday of September, and move it to September 9, in person at the Town Hall, carried unanimously.**

**Motion G. Dickinson seconded by T. Young to adjourn at 8:44 pm. carried unanimously.**

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.*