

**WOODSTOCK PLANNING & ZONING COMMISSION
SPECIAL MEETING
THURSDAY, January 25, 2018 AT 7:45 PM
WOODSTOCK TOWN HALL, MEETING ROOM A**

MEETING MINUTES

I. SPECIAL MEETING AT 7:45 PM

- a. Call to Order 7:45pm
- b. Roll Call- Doug Porter, Dorothy Durst, Fred Rich, Joseph Adiletta, Ken Ebbitt , Syd Blodgett, Jeff Gordon, Delia Fey (ZEO/Town Planner)

II. DESIGNATION OF ALTERNATES- Doug Porter, Ken Ebbitt

Chair Gordon, noted for the record that David Morse is in attendance but has recused from this application as he is the applicant.

III. OLD BUSINESS

- a. #630-08-01 David A. Morse, Hibbard Rd (Map 5132 Block 27 Lot 03C) – 2 lot subdivision

Chair Gordon states that the discussion on this application is continued from the last meeting due to a lack of quorum of 7 members at the last meeting for consideration of the waivers.

D. Fey, Town Planner read for the record that approval from NDDH has been received, dated 1/19/18, and the letter states a condition that if future development is proposed “soil testing must be conducted”, this makes the waiver request re: NDDH approval now moot.

Pete Parent, P.E., CME Associates presented the application: Mr. Morse owns a little over 82 acres on Hibbard Road, Paine District Road and Dugg Hill Road. Currently there’s a 48.34 acre parcel subject to a Conservation Easement /Agricultural Easement. The separating line that is between the parcel covered by the conservation easement and the 33.8 ac property that is still developable is the proposed boundary line. This application is looking to formalize the separation and make 2 lots. Mr. Parent notes that the current map is based on the previous A-2 survey that was done for the purposes of the Purchase of Development Rights on the 48.34 acre portion. The abutters were notified and the approval from IWWA was received.

The original cover letter submitted with the application details the requested waivers:

CH. IV Submission Requirements

- b. Site Context Map
- c. Site Resource Assessment
- e. Formal Application, subsections:
 - 1. Site Resource Assessment
 - 2. Site Context Map
 - 19. Boundary survey to Class A-2 standard
- f. Final Stormwater and Erosion & Sediment Control Plan
- g. Final Conservation Land Ownership and Management Plan
- h. Additional approvals, Certificates and Documents, subsections:
 - 6. Statement concerning solar access

Motion by D. Porter to accept the waiver requests as submitted by the applicant, seconded by F. Rich. Chair Gordon noted for the record that the waiver requests were submitted in writing and that unless there is an objection, the PZC feels (reads from the Regulations re: granting of waivers, Chapter 12,

Section 1) the conditions existing on the subject property are not applicable to other land in the town; said conditions were not created by the property owner nor by his/her predecessor(s) in title, including the first legal split; the granting of the waiver would be in harmony with the purposes and intent of these regulations and the POCD, the granting of the waiver would not have a significant adverse impact on adjacent properties' values, or the public health, safety, and welfare, and would not be in conflict with the recommendations of the POCD; the waiver would not allow an increased number of lots to be created than otherwise would be allowed by these Regulations and the Woodstock Zoning Regulations. There were no objections. All in favor. Motion carries to grant the waivers.

Motion by J. Adiletta, seconded by F. Rich to approve the application as presented. All in favor. Motion carries. The applicable standard stipulations still apply.

XVI. ADJOURNMENT- Motion by F. Rich, seconded by J. Adiletta at 7:49 pm.

Respectfully Submitted,

Delia P. Fey, AICP, CZEO
Town Planner / ZEO

DISCLAIMER: These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's minutes for approval/ amendments. Please note that the audio record is the legal record of the meeting.