

**WOODSTOCK PLANNING & ZONING COMMISSION
REGULATION REVIEW SUBCOMMITTEE MEETING
THURSDAY, FEBRUARY 8th, 2018
7:30 PM
WOODSTOCK TOWN HALL, ROOM A**

Attendance:

Commissioners: Joseph Adiletta, Jeffrey Gordon, David Morse, Douglas Porter, Frederick Rich.

Staff: Delia Fey

Public: Stewart Morse (8:00 PM)

- I. The meeting was called to order by Chair Gordon at 7: 30 PM.
- II. Roll call was taken.
- III. Chair Gordon reported on the following:
 - a. Thank you to Commissioners and to staff for the work that is being done.
 - b. RSVP to D. Fey or to Chair Gordon regarding ability to attend next week's PZC meeting.
- IV. Motion made by Porter and seconded by Rich to approve the meeting minutes of January 11th, 2018. Motion passed (Yes: Gordon, Morse, Porter, and Rich; No: none; Abstain: Adiletta).
- V. The Subcommittee continues its review of the Subdivision Regulations.
 - a. Documentation (02/07/2018) from John Navarro (Town Highway Foreman) and the Town Highway Department crew was reviewed, discussed, and decided upon by unanimous consent.
 - i. Keep the current Cape Cod curb design requirement.
 - ii. Require curbing to be created monolithically with creation of a street/road.
 - iii. Keep the current Town right of way as 50 feet.
 - iv. Require minimum width of a loop street to be 15 feet, instead of 12 feet.
 - v. Require a Town right of way at the end of a cul-de-sac so that snow can be deposited when plowed.
 - vi. Consider the external radius of the end of cul-de-sac to be 60 feet. Obtain input from Engineer.
 - vii. Consider the end of a cul-de-sac to be an elongated loop instead of a circle. Obtain input from Engineer.
 - viii. Keep Town right of way along all aspects of a cul-de-sac.
 - ix. Require minimum width of local and private streets/roads to be 21 feet instead of 20 feet.
 - x. Allow trees in the Town right of way on new streets/roads or newly extended streets/roads, but only at the edge of the Town right of way farthest from the edge of the street/road. For example, if a street/road Town right of way is 50 feet (street/road + the two land strips along both sides) and a street/road is

21 feet wide, then trees can be allowed a distance 14-1/2 feet from the street/road edge.

- xi. Allow trees in a cul-de-sac island or a median of a loop street/road only at the edge of the Town right of way farthest from the edge of the street/road. See above.
- xii. No limit on the length of a cul-de-sac if all other provisions of the Regulations, and all other applicable regulations and codes, are met.

b. Create new definitions for the Zoning and Subdivision Regulations for arterial, collector, and local streets, and change the definition for loop street, using "*The Latest Illustrated Book of Development Definitions*" (Moskowitz and Lindbloom) that the Commission uses.

- i. Street, Arterial: "A street that interconnects and links other arterial streets and distributes traffic to and from collector and other streets".
- ii. Street, Collector: "A street that collects traffic from local streets and connects with arterial streets".
- iii. Street, Local: "A street that provides frontage for access to abutting lots and carries slow-speed traffic primarily having a destination or origin on the street itself".
- iv. Street, Loop: "A local street that has its only ingress and egress at two points on the same collector street".

VI. Citizens' Comments: none.

VII. Next Subcommittee meeting is scheduled for March 1st, 2018. Agenda is to discuss flexible, appropriate uses of subdivision set aside land.

VIII. Motion made by Rich and seconded by Morse to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 8:37 PM.

Respectfully submitted,

Jeffrey A. Gordon, M.D.
Chair, PZC and PZC Subcommittee