

WOODSTOCK PLANNING & ZONING COMMISSION MINUTES
REGULAR MONTHLY MEETING
THURSDAY, JUNE 21, 2018 AT 7:30 PM
WOODSTOCK TOWN HALL, MEETING ROOM 1

I. The call to order of the regular monthly meeting by Vice Chair Fred Rich was at 7:34 PM.

Roll Call: a quorum is present

Commissioners Present:

Joseph Adiletta	Douglas Porter
Dorothy Durst	Ken Ebbitt
Gail Dickinson	Dexter Young
Fred Rich	David Morse

Absent:

Jeffrey Gordon - out of town
John Anastasi
Syd Blodgett
Dwayne Frederick

Planner Delia Fey; Survey Manager, Guerriere & Hanlon, Jeffrey Stefanik; Allyson Girard, Recording Secretary

II. CITIZENS' COMMENTS: none

III. DESIGNATION OF ALTERNATES: K. Ebbitt and D. Porter are seated

IV. CHAIR'S REPORT: memo from J. Gordon, 06-17-2018, was distributed in his absence; he reviewed changes to the office of town planner; on page 2 is the chronology of conversations with the First Selectman and with the Director of NECCOG.

V. MINUTES:

a. Motion to approve the April 19, 2018 Regular Meeting minutes by J. Adiletta seconded by D. Young carried unanimously.

b. Motion to approve the May 17, 2018 Regular Meeting minutes by J. Adiletta seconded by D. Young carried unanimously.

VI. PRELIMINARY DISCUSSION:

Dr. Richard & Eva C. Snyder, 114 Prospect St – proposed boundary line adjustment and modification of a subdivision, with no new lot being created. D. Porter noted that he has done business with the applicant's representative, Jeff Stefanik. Other members noted they have as well. The consensus is that no conflict of interest exists. Last year a barn was built but was not located within the appropriate lot. The applicant's attorney suggests a modification to the subdivision. J. Stefanik states that several waivers might be requested as a subdivision is not being created. He will provide the waivers in writing with the formal application. The current lot of about 40 acres is will result in a new lot of about 38 acres. The original subdivision of about 50 acres in 1980 was reviewed by the Commission and several aspects noted that will need to be addressed. D. Porter- nothing said at this meeting is binding but it seems to be the consensus of the Commission that the waivers might be accepted with a formal application.

F. Rich – reminded the applicant that a waiver request requires that 7 Commission members are required and if that should not occur, the waivers and application would be continued.

VIII. PUBLIC HEARING TO START AT 7:45 P.M. **Motion by D. Porter seconded by D. Durst to postpone the agenda item until after New Business, carried unanimously.**

VII. NEW BUSINESS: SP631-06-18 Debra & Richard Nielsen, 290 – 292 Route 169 – proposed mixed use of property to add a single-family home to lot with existing businesses: a Public Hearing needs to be scheduled for this Special Permit request. **Motion D. Porter seconded by J. Adiletta to schedule a Public Hearing for the regular July monthly meeting for application SP631-06-18 carried unanimously.**

VIII. PUBLIC HEARING

a. Proposed Text Amendment re: **Sign Regulations** (all as one item)

**051718-a Article II Definitions – several proposed revisions

**051718-b Article V Permit Requirements, A.1. General, c.v – proposed revision

**051718-c Article VI Town-Wide Requirements/Standards, G Signs – new text and several revisions.

Members of the public offered comments and questions. Linda Auger, representing the Business Association, asked questions in order to better understand the proposed text changes. D. Durst – in the absence of Chair J. Gordon, who should be able to participate in the public hearing, and given that some members of the business community are not able to be at this session of the Public Hearing, it seems appropriate to continue the Public Hearing. **Motion to continue the Public Hearing to the July Planning and Zoning meeting by D. Durst seconded by D. Porter carried unanimously.** It was noted that no further printed notices of the Public Hearing are made after one opens.

b. Proposed Text Amendment re: **Temporary Health Care Structures** (all as one item)

**062118-a Zoning Regulations, Article II Definitions – proposed new term

**062118-b Subdivision Regulations, Chapter II Definitions – proposed new term

**062118-c Zoning Regulations, Article III, Section B, Subsection 2. Community District – add THCS to list of permitted uses (L)

**062118-d Zoning Regulations, Article III, Section F, Subsection 2. Lake District –add THCS to list of permitted uses (L)

**062118-e Zoning Regulations, Article IV, Section B, Subsection 2a.ii – Add standards for THCS (re: single family residential uses in Community District)

**062118-f Zoning Regulations, Article IV, Section C, Subsection 3a.ii – Add standards for THCS (re: in subdivisions)

**062118-g Zoning Regulations, Article V, Section A, Subsection 1, Subsubsection c. ii and xii – Zoning Permit required

**062118-h Zoning Regulations, Article VI, Section K – new section of regulations.

No public comments were made. J. Adiletta confirmed with Planner D. Fey that the language in the proposed text is in compliance with the new statute; she confirmed that she and Chair J. Gordon drafted it carefully, in compliance. D. Durst reviewed the basic premise of the statute and that Woodstock will make this option available even if there is only a single family that uses it; we already have zoning regulations which permit a second dwelling unit on a parcel.

Motion to close the Public Hearing by J. Adiletta seconded by D. Porter carried unanimously

IX. UNFINISHED BUSINESS

a. Proposed Text Amendment re: **Sign Regulations** (all as one item)

**051718-a Article II Definitions – several proposed revisions

**051718-b Article V Permit Requirements, A.1. General, c.v – proposed revision

**051718-c Article VI Town-Wide Requirements/Standards, G Signs – new text and several revisions

(Continued to July)

b. Proposed Text Amendment re: **Temporary Health Care Structures** (all as one item)

**062118-a Zoning Regulations, Article II Definitions – proposed new term

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**062118-f Zoning Regulations, Article IV, Section C, Subsection 3a.ii – Add standards for THCS (re: in subdivisions)

**062118-g Zoning Regulations, Article V, Section A, Subsection 1, Subsubsection c. ii and xii – Zoning Permit required

**062118-h Zoning Regulations, Article VI, Section K – new section of regulations

Motion to approve the addition of Temporary Healthcare Structures as written to the Zoning Regulations by G. Dickinson seconded by J. Adiletta carried unanimously

X. ZEO REPORT- Question: What activities are taking place at 324 Woodstock Road/Farm Stand? Answer from member D. Morse: Homegrown beef and pork are being sold, along with the farm owner's own bottled milk, ice cream and as well as other dairy products.

XI. CITIZENS' COMMENTS: J. Adiletta - thanks to Delia Fey for her work over the years as our Planner, on this her last day as full-time planner for Woodstock. The other Commissioners supported the sentiment.

XII. BUDGET REVIEW AND BILLS: Bonds totaling \$775.00 were received.

XIII. CORRESPONDENCE:

a. CT Land Conservation Council: Regional Conservation Conversations, Thursday, July 12,

2018, 6:30 – 7:30 p.m. hosted by Wyndham Land Trust at Bull Hill Preserve on Bull Hill Rd

b. Dudley Planning Board Public Hearing Legal Notice, 06/27/18 at 7:15 pm at Dudley

Municipal Complex, Room 321 (more solar panels)

XIV. ADJOURNMENT: Motion by D. Porter seconded by D. Young for adjournment at 9:01 PM carried unanimously.

Respectfully Submitted, Dorothy Durst - Acting Recording Secretary *Dorothy Durst*

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.