

WOODSTOCK PLANNING & ZONING COMMISSION
SPECIAL MEETING
THURSDAY, JANUARY 3rd, 2019 7:30 PM
WOODSTOCK TOWN HALL, MEETING ROOM 1

SPECIAL MEETING MINUTES

I. **Call to Order:**

J. Gordon (Chairman) called the meeting to order at 7:30pm

II. **Roll Call:**

Members Present: J. Gordon, F. Rich, J. Adiletta, G. Dickinson, D. Durst, D. Morse, K. Ebbitt (Alt), D. Porter (Alt), S. Blodgett (present but not seated)

Members Absent: D. Frederick (Alt), D. Young, J. Anastasi

Staff Present: T. Lajoie (ZEO), D. Fey (Sr. Regional Planner), T. Lasota (Recording Secretary)

Noted for the Record: QUORUM

Members of the public Present: 7 people

III. **Seating of Alternates:**

K. Ebbitt and D. Porter were seated for J. Anastasi and S. Blodgett.

D. Morse, G. Dickinson, and D. Durst noted for record they have reviewed the audio and minutes.

S. Blodgett was not seated as he had not attended the public hearing meetings and he had not reviewed the audio recordings or documentation of the public hearing meetings.

IV. **#101818 Proposed Comprehensive Revision to the Woodstock Subdivision Regulations via Text Amendment, draft dated 07/08/18 (the public hearing was closed on 12/20/2018; this item is the post-public hearing Commission deliberation/decision Unfinished Business that was tabled from 12/20/2018 to 01/03/2019):**

J. Gordon provided a notated worksheet of flagged items raised during the public hearing about the proposed Subdivision Regulations text amendments.

D. Fey provided a copy of the documents from Rick Hermonot.

F. Rich **MOTIONED** to **APPROVE** the proposed Subdivision Regulations Text Amendments;
D. Morse **SECONDED**.

J. Gordon and the Commission members proceeded to review and discuss the noted revision changes and adjustments; the following edits were made to the proposed revisions:

Chapter 1.B.2.: addition of the words “legally valid”

Chapter 1.C.b: removal of the phrase “of Five Hundred (\$500.00) Dollars”;
and addition of the words “as allowed by C.G.S.”

Chapter 1.D: to be titled “Adjacent Property Rights”

Chapter 1.G: Revisions and Effective Date: no changes

Chapter II: Common Interest Ownership Association: removal of CGS citation “47-67”

Chapter II: Subdivision, Minor: changed to 1-3 lots

Chapter II: Subdivision, Major: changed to 4 or more lots

Chapter III.C.2.b: *(Town attorney to be queried on wording)*

Chapter IV Part 1.A: addition of the sentence “The application shall have the name, signature, and address of the applicant and the legal owner of the property.”

Chapter IV. Part II.A.2.J: changed word “Control” to “Regulatory Authority”

Chapter IV. Part II.D.1.d: no changes

Chapter IV. Part II.E.2.b: added “and a description of how it is the best use of the parcel consistent with the Conservation Land Priorities (Chapter VI Section 2.C)”

Chapter IV. Part II.E.2.c: changed “landscape architect” to “landscape architect or professional engineer”

Chapter IV. Part II.F.1: changed “landscape architect” to “landscape architect or professional engineer”

Chapter IV. Part II.G: no changes

Chapter V. 1.b: added “proposal for either conservation land or fee-in-lieu of conservation land” after the word “dimensions” and deleted “minimum Class D survey” and replaced with “drawing”

Chapter IV. Part II.H: removed all instances of “80-30 g” and “8-30 g”

General clerical issue throughout the regulations, removal of use of “Sections”

Chapter V.2.C: changed “five (5) or more lots” to “four (4) or more lots”

Chapter V.2.e: changed “independent consultant” to “independent consultant as selected by the Commission”

Chapter V.2.g: keep wording as proposed

Chapter V.2.j: added “public” before “improvement”

Chapter V.3.c: added “either a title” before “certificate” and added “attorney or a title insurance policy from a duly licensed” before “title insurance company certifying”

Chapter V.3.e: : added “either a title” before “certificate” and added “attorney or a title insurance policy from a duly licensed” before “title insurance company certifying”

J. Adiletta **MOTIONED** to **TABLE** the Proposed Subdivision Regulations Text Amendments to January 10, 2019 Special Meeting 7:30pm; D. Durst **SECONDED**; **MOTION CARRIED UNANIMOUSLY**

V. Adjourn:

J. Adiletta **MOTIONED** to **ADJOURN**; G. Dickinson **SECONDED**;
MOTION CARRIED UNANIMOUSLY

The meeting was **ADJOURNED** at 9:55 pm.

Respectfully submitted by Terri Lasota, Recording Secretary

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