

**WOODSTOCK PLANNING & ZONING COMMISSION  
REGULATION REVIEW SUBCOMMITTEE MEETING  
THURSDAY, APRIL 5th, 2018  
7:30 PM  
WOODSTOCK TOWN HALL, ROOM A**

Attendance:

Commissioners: Joseph Adiletta (7:40 PM), Syd Blodgett, Dorothy Durst, Jeffrey Gordon, David Morse, Douglas Porter, and Frederick Rich.

Staff: Delia Fey (7:56 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. D. Fey will be late to tonight's meeting due to a family commitment.
  - c. RSVP to D. Fey or to Chair Gordon regarding ability to attend the PZC meeting in two weeks.
- IV. Motion was made by F. Rich and seconded by D. Morse to approve the February 8<sup>th</sup>, 2018, Subcommittee meeting minutes as presented. Motion passed unanimously (J. Adiletta was not present for the vote) with S. Blodgett abstaining since he was not at that meeting.
- V. There was continued discussion of the Subdivision Regulations.
  - a. Chair Gordon reviewed his memo dated 04/04/2018 regarding uses of set aside land in residential subdivisions. F. Rich had raised this topic for discussion. The Subcommittee agreed unanimously to allow the following on set aside land: sustainable timber harvest with a timber harvest plan approved by a certified forester; domestic use of cut wood; removal of unsafe/dead trees; removal of invasive tree species; and removal of trees and other vegetation at the edge of or within the set aside land if to be done for agricultural purposes (e.g., open up the land for growing of crops or hay, or for use by animals), for the protection/improvement of wildlife habitats (in the latter case, there would need to be a certified management plan and it was noted that the state has a list of defined species in need of protection and resources as to how to do it), or for recreational purposes (e.g., playing field or walking trail). There was discussion and unanimous agreement about allowing the continued use of existing buildings and structures on land to be set aside, as well as to allow reasonable expansion of existing buildings and structures, and the construction of new buildings and structures, so long as they are used for purposes allowed on the set aside land (e.g., agriculture or recreation). Draft wording will be proposed referencing the table of different allowed structures in the Zoning Regulations and setting limits as to their type, number, size, and scope. There was discussions about providing clarity in the Subdivision Regulations about allowed uses of set aside land so that applicants, landowners, town staff, and the Commission know upfront what can and cannot be done. The

Subcommittee agreed unanimously that continued oversight by town staff and the Commission in reviewing proposed uses of set aside land should continue. The Subcommittee agreed unanimously that any legal documents created regarding set aside land (e.g., easements, land trusts, homeowners associations, or town conveyances) should have wording regarding what is allowed and what is not allowed, as well as any processes to follow, for each set aside land.

- b. F. Rich discussed the Subcommittee's decision about requiring new trees planted in new subdivisions to be placed no closer to the street/road edge than the farthest limit of the right of way. A question was raised about who would own the trees if planted partly on the right of way and partly on private property. The Subcommittee agreed unanimously to have the trees planted fully on the right of way but at the farthest distance from the street/road edge within the right of way.
  - c. D. Fey mentioned a discordance in the current Subdivision Regulations (Chapter VII, Section 12, Subsection D) about new small trees planted in the right of way being in the 12-18 foot range for height yet medium to tall trees being of 2.5-3 inch caliper minimum. There should be a uniform unit of measurement. D. Fey stated that she spoke with J. Navarro (Town Highway Foreman), who advised using height measurement such that small trees are 12-18 foot height range and larger trees being 20-28 foot height range. Local arborists will be asked for their professional input about this topic.
- VI. Citizens' Comments: none.
- VII. Next Subcommittee meeting is scheduled for June 7<sup>th</sup>, 2018. Agenda is to discuss the overall proposed draft of the Subdivision Regulations being put together by D. Fey and Chair Gordon. There is no Subcommittee meeting on May 3<sup>rd</sup>, 2018, since at that time there is the Annual Legal Training Session.
- VIII. Motion was made by D. Porter and seconded by F. Rich to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 8:50 PM.

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