

WOODSTOCK PLANNING & ZONING COMMISSION
REGULAR MONTHLY MEETING
THURSDAY, April 19, 2018 AT 7:30 PM
WOODSTOCK TOWN HALL, MEETING ROOM 1

MEETING MINUTES

I. MONTHLY MEETING AT 7:30 PM

- a. Call to Order- Meeting called to order by Jeff Gordon at 7:34pm
- b. Roll Call-E John Anastasi, Jeff Gordon, Delia Fey (ZEO/Town Planner), Frederick Rich, Joseph
- c. Adiletta, H. Dexter Young, Dorthy Durst(7:40pm), Allyson Girard (PZC Secretary)
- d. Noted for the record quorum

II. CITIZENS' COMMENTS – NONE

III. DESIGNATION OF ALTERNATES – NONE

IV. CHAIR'S REPORT- Thank you to the Commissioners for the attendance at the meetings also to Tina, Allyson and Delia for all the work put in during and off meeting time.

V. Minutes

- a. February 15, 2018 Regular Meeting-Motion to approve Joseph Adiletta second by Frederick Rich Abstained E John Anastasi and H Dexter Young Motion carried
- b. March 15, 2018 Regular Meeting-Tabled for next month

VI. NEW BUSINESS

- a. **8-24 Review –Town of Woodstock, 415 Rte. 169 – Proposed work to parking lot, resurfacing.** - John Navarro April 5, 2018 email pertaining to the Town Hall parking lot to Delia Fey requesting basic maintenance. Which will consist the Highway crew rebuilding the existing catch basins that are (deteriorating) with a precast components, removal and reconstruction of the concrete sidewalks mainly in the front of the building and stairway on the west side of the building and removal of the existing asphalt, gravel, fine grade and repave all existing parking areas. Only expansion would be paving the roadway installed a year and a half ago from the rear lot to Bently Field parking area which was done to accommodate for the overflow at either site.

Joe Adiletta did question the land that is connecting the road that goes over who does it belong to? The Town owns this property. **D Young** did question why this was brought to the table as it seemed as routine maintenance, **D Fey** did mention Eric Thomas DEEP saw this project being proposed which then was questioned why this was not on the Planning and Zoning to be addressed because of the 8-24. **Motion by D Young second by J Anastasi to approve the 8-24 Review-Town of Woodstock, 415 Rte. 169 parking lot work motion passed unanimously.**

7:40 pm Dorthy Durst joined the meeting

- b. **8-24 Review – 210 Childs Hill Rd – Purchase of Development Rights**-Dawn Adiletta from Woodstock Open Space Land Acquisition and Farmland Preservation Commission discussed the PDR project of 210 Child Hill Rd also known as Valleyside Farm. Owned by the Young family. This project would protect 129+ acres of important farmland and support local agriculture. 87% are

prime for soils of local importance. Funds are put aside in the towns Open Space Fund, so the expense would not affect the towns budget. **J Gordon** did question how much money was sitting in the account available. Dawn did mention 600k was in the account now. **Motion to approve 210 Child Hill Rd 8-24 Review F Rich second by J Adiletta motion passed unanimously.**

- VII. SIGN DRAFT REGULATIONS – J Gordon** sent a memo regarding Sign Regulations review dated April 15th, 2018. Jeff and Delia have put together one unified document of the proposed sign regulations and placed them in the meeting packets for review. Several items are remaining for the Commission to decide upon regarding a draft of proposed sign regulations. Items to still be addressed are: How many internally lit signs to allow on-premise, Allow or not internally lit off-premise signs, Number of off-premise sign, Regulate or not the number of on-premise free-standing signs, (such as A-frame signs), Set a limit for the square footage of internal window signs and to Regulate or not banners. Once a proposed draft is set for a public hearing then commission can process of updating the sign regulations.

Much discussion went on with the commission on how many signs should be allowed of internally or externally illumination signage per property. Possible square footage per business has been discussed as an option. Looking into local areas on signage requirements was suggested. -**J Gordon** suggested he would work with Delia on a draft regarding sign regulations for May 17th, 2018.

- VIII. TEMPORARY HEALTH CARE STRUCTURES-** Last month we chose to no opt out. With the commission not opting out, we need to have some regulations for this type of structure. Public hearing. NECOGG will need to be notified. June 21. **Motion by D Durst second by J Adiletta to schedule a public hearing on June 21st for 7:45pm to put in for regulations on Temporary Health Care Structures. Motion passed unanimously.**

- IX. ZEO REPORT-** Delia noted she had four homes approved also had spoken to two builders and they have another four coming.

- X. CITIZENS' COMMENTS-NONE**

- XI. BUDGET REVIEW AND BILLS-NONE**

- XII. Correspondence-**

- a. Subdivision for Jamie Muller, 59 Rindge Road – Notification of regulated activity within 500' of Woodstock town line
- b. NE Corner Sustainable CT Regional Launch Event, April 18 @ 7pm, CT Audubon Society, 218 Day Rd, Pomfret Ctr, CT
- c. CT Federation of Planning & Zoning Agencies Quarterly Newsletter, Spring 2018

- XIV. ADJOURNMENT - Motion to adjourn by F Rich seconded by D Young at 8:56pm. Motion passed unanimously.**

Respectfully Submitted,

Allyson Girard
PZC Secretary