

WOODSTOCK PLANNING & ZONING COMMISSION
REGULAR MONTHLY MEETING
THURSDAY, November 21, 2019 7:30 PM
WOODSTOCK TOWN HALL, MEETING ROOM 1

MINUTES

I. MONTHLY MEETING AT 7:30 PM

- a) **Call to Order:** J. Gordon called the meeting to order at 7:31 pm.
- b) **Roll Call:**
 - Members Present:** Jeffrey Gordon, Gail Dickinson, Fred Rich, Joe Adiletta, David Morse, Jeffrey Marcotte, Syd Blodgett, Tim Young, Mark Blackmer
 - Alternates Present:** Nancy Fraser, Dwight Ryniewicz
 - Absent:** Doug Porter (Alt)
 - Noted for Record:** Quorum
 - Others Present:** Town Attorney Rich Roberts, Tina Lajoie, Delia Fey, Members of the Public

II. DESIGNATION OF ALTERNATES: None.

III. CHAIR'S REPORT:

- a) New Commissioners: Chairman Gordon welcomed new commissioners Mark Blackmer and Tim Young. He further noted those commissioners who were elected to full terms, which include Jeffrey Marcotte, Nancy Fraser and Dwight Ryniewicz. Fred Rich and Jeff Gordon were re-elected, as well, and all those mentioned above have taken their oaths of office.
- b) Retired Commissioners: John Anastasi, Dottie Durst, Ken Ebbitt, and Dexter Young were noted as retiring from the PZC, and Chairman Gordon thanked them for their years of service.

IV. MINUTES:

- a) Chairman Gordon referenced the September 19 Regular Meeting, and October 10 and October 17 Special Meeting minutes.

Motion was made by Fred Rich, and **Seconded** by Joe Adiletta, to approve the September 19 regular meeting minutes, and October 10 and October 17 special meeting minutes, noting that David Morse was not present for the October 17 meeting, although he was listed as being present. **The motion passed unanimously.**

V. NON-RESIDENTIAL ZONING PERMITS:

- a) **Kazantzis Real Estate, LLC 152 Route 171 – Change of business – Map 5779, Block 62, Lot 01C:**

Ms. Lajoie shared with PZC members that the application was completed, and payment has been received. The business is already operating. Mr. Adiletta wanted to ensure that the owners are aware of the signage and lighting ordinances. Ms. Lajoie will follow-up with them.

Motion was made by Gail Dickinson, and **Seconded** by Fred Rich, to approve the above referenced application as presented. **The motion passed unanimously.**
- b) **Jeffco Fibres, Inc. – 29 Crabtree Lane (124 & 130 Peake Brook Road) – Change of business (previously Crabtree & Evelyn) same use – Map 6399, Block 62, Lot 16A, 16A-1, 16A-2, 16A-3, and 16A-8:**

Atty. Donald Vaughan of Burns & Levinson LLP, introduced himself as the representative of applicant Jeffco Fibres, Inc. Peake Brook Realty and Jeffco Fibres are related entities, and the anticipated closing date on the above referenced property is slated for some time in December, but the change of

business won't occur until April of 2020. Atty. Vaughan explained that the uses by Jeffco are different in terms of activity but fall into same zoning preferences. He further offered that there will be less trailer traffic compared to Crabtree. The applicant is not seeking a sign permit at this time; however, they are aware that a separate application for signage would be required.

Chairman Gordon mentioned that it was good to see that the Crabtree and Evelyn building will be used.

Motion was made by Joe Adiletta, and **Seconded** by Gail Dickinson, to approve the above referenced application as presented. **The motion passed unanimously.**

c) Quiet Corner Skincare, 7 Beeches Lane, Suite 7 – Change of business:

Chairman Gordon stated that the applicant contacted him regarding two additional items that would be forthcoming, specifically the property owner's signature on the application and the cosmetology permit provided by the Department of Public Health. Chairman Gordon forwarded the additional items to Tina Lajoie. Ms. Lajoie confirmed that the additional items were received, and the application was complete. It was confirmed that the sign permit was bundled in with the business permit.

Motion was made by Joe Adiletta, and **Seconded** by David Morse, to approve the above referenced application as presented. **The motion passed unanimously.**

d) Barbara Lussier Art Gallery, 260 Route 171 (In CR Premier space) – added business to real estate office:

Tina Lajoie stated that Ms. Lussier is a known artist in the area and currently displays her artwork at this location. Ms. Lussier did not realize she had to complete a permit application. Ms. Lajoie confirmed that the property owner signed off on the permit application, and the sign permit is bundled into the business permit.

Motion was made by David Morse, and **Seconded** by Gail Dickinson, to approve the above referenced application as presented. **The motion passed unanimously.**

VI. New Business:

a) #541-06-07M GCS Land Development, Eastford Road (Route 198) – modification of subdivision, request to merge lots. List Maps and Lots.

The owner of the above referenced property was present at the meeting and provided his plans for the building lots. He has decided to combine the 14 lots into three large lots, which is considered a minor subdivision. He has two bonds posted and asked they be returned as no infrastructure will be needed for the minor subdivision. The PZC had received Delia Fey's memorandum dated November 13, 2019 recommending the two bonds plus any accrued interest on both be released. Further details were included in the memorandum. Furthermore, PZC will seek legal input as to if a fire safety water cistern or residential sprinkler systems are required.

Motion was made by Joe Adiletta, and **Seconded** by David Morse, to table to the December 19, 2019 PZC meeting the motion to approve the modification of the GCS Land Development subdivision as presented with the release of the \$19,600 + interest public improvement bond, the release of the \$5,000 + interest E&S bond, and the provision that the ZEO determine the future E&S bond amounts at the times of proposed developments of the lots. **The motion passed unanimously.**

VII. Unfinished Business: None.

VIII: Preliminary Discussion:

a) Tree House Farm & Fermentory – Future Projects.

Chairman Gordon stated that this was the second preliminary discussion regarding this proposed project. The first preliminary discussion occurred in June 2019. Dr. Gordon shared that this discussion was not a public hearing, and no application has been received to-date. The discussion would be deemed non-binding and no votes would be taken. He cited Article V, Section A, Subsection ii, and shared the process for the preliminary discussion. Any documents provided would be filed and recorded as correspondence. The Commission received correspondence from Tree House Brewery Company.

Tree House Brewery co-owners introduced themselves. Nate Lanier, co-founder, stated that the purpose of purchasing the 93-acre property on Joy Road was to have a small, carefully curated and calmer area compared to their Charlton property. At the present time, they are treating it as a working farm. Their goal is to eventually sell malt beverages Wednesday through Sunday, from 12-8 pm. Regarding traffic, and in order to properly manage customer flow, they are proposing a limited amount of tickets, initially, which would need to be pre-purchased to park and purchase beer (two drinks/ticket). Tickets are valid for the day—customers can arrive anytime during the hours they are open. Tree House will be producing maps and will have traffic control staff on site, initially, to assist with traffic flow on Joy Road. A gate will be placed at the entrance on Pulpit Rock Road.

Mr. Lanier stated that Tree House recently applied for a 60 x 100 ft. barn on the east side of the existing house, which has received PDR approval. The structure will serve as a beverage tasting area. They will also be enclosing the existing cow barn, constructing a 30,000 sq. ft. gravel parking lot, as well as a 33 x 90 greenhouse, all of which have received PDR approval. In addition to the above, Tree House previously filled in roughly a half acre of loam and grass where a circle driveway was used in the front of the house.

At this time, Tree House has no plans to provide food to its customers but may consider outside food vendors in the future. Customers will be allowed to bring their own food, as well. Currently, Tree House has no plans to use the property for events.

Mr. Adiletta asked if a special permit issuance allows for a condition to limit tickets. Chairman Gordon stated that legal counsel would need to investigate this. Dr. Gordon stated that an applicant can always request a modification to a special permit. Fred Rich explained that a special permit runs forever with the land.

Chairman Gordon welcomed public comments. Several town residents shared their concerns toward Tree House as well as recognizing Tree House's efforts to enhance the agricultural offerings. Concerns focused primarily on traffic, public safety, alcohol consumption, cidery vs. a cidery/brewery, additional structures being added to the property, and the importance of maintaining the scenic road ordinance on Pulpit Rock Road. Resident suggestions directed toward the Commission included researching and fully understanding the permits that Tree House has already received, purposefully defining events within a special permit should one be issued to Tree House and considering a traffic study.

Commissioner Gail Dickinson stated that the purpose of personal development rights for farmland isn't to preserve farmland, it's to preserve farms. She further offered that farms selling direct to consumers is how farms survive. A study conducted several years ago for the Town of Woodstock indicated that agricultural tourism would play a major role in maintaining the town's agricultural heritage, and Tree House is an example of this.

Chairman Gordon thanked Tree House and the public for participating in the preliminary discussion.

IX. ZEO Reports:

- a) **Office Update:** Tina Lajoie stated that she would notify the Commission should more office hours be needed to fulfill the workload.
- b) **Permits:** She briefly updated the Commission on the status of various permits and upcoming projects to focus on in the new year.
- c) **Enforcement:** Ms. Lajoie is working on various enforcement issues and will provide updates to the Commission as appropriate.

X. Budget Review and Bills: A copy of the FY2020 budget was included in the Commissioners' packets for their reference.

XI. Annual organizational meeting:

- a) **Election of Officers (Chair, Vice Chair, Secretary):** The following members were nominated as officers of the Planning & Zoning Commission: Jeffrey Gordon, Chair; David Morse, Vice Chair; Jeffrey Marcotte, Secretary.

Motion was made by Fred Rich, and **Seconded** by Joe Adiletta, to approve the slate of officers as presented. **The motion passed unanimously.**

- b) **2020 Meeting Schedule:** A copy of the 2020 meeting schedule was included in the Commissioners' packets.

Motion was made by David Morse, and **Seconded** by Fred Rich, to approve the 2020 Meeting Schedule as presented. **The motion passed unanimously.**

- c) **Annual Legal Training Session:** Chairman Gordon suggested having training sooner rather than later. Coordination will begin with the town attorney, Delia Fey, and others. It was suggested that February 6, 2020 be considered as a possible training date. Dr. Gordon will notify the Commissioners once a date has been confirmed.

XII. CITIZENS' COMMENTS: Stewart Morse would like to coordinate a convenient date for the Agricultural Commission and the PZC to meet, and both Chairman Gordon and Mr. Morse have been working already to coordinate a meeting.

A member of the public asked for clarification on a special permit and having it tied to the land. The Commission stated that a special permit is for the use of the land.

XIII. CORRESPONDENCE: The Municipal Practice Group Update and CT Federation of Planning & Zoning quarterly newsletter were included in Commissioners' packets for their reference. Ms. Fey requested Commissioners consider completing a survey she is conducting. The deadline is January 1, 2020.

XIV. ADJOURNMENT: **Motion** was made by Fred Rich, and **Seconded** by Gail Dickinson, to adjourn. **The motion passed unanimously.** The meeting adjourned at 10:05 pm.

Respectfully submitted by Cynthia Brown, Recording Secretary

DISCLAIMER: These minutes have not yet been approved by the PZC.

Please refer to next month's minutes for approval/amendments.